

Area: 7.13, acres more or less

Interest: Fee

Date: June 29, 2015

Revised: July 30, 2015

Purported Owner: Michael T. Powers, et ux.

Prince William Forest Park

### PRWI Tract 02-103

All that certain tract or parcel of land lying and being situated in Dumfries Magisterial District, Prince William County, Virginia, being described as Lot Six (6) of the William C. Williams Estate on an unrecorded plat of survey by Larry N. Scartz, C.L.S., dated October 13, 1976, and being more particularly described as follows:

Beginning at a point on the northerly R/W of Route 628, said point marking a common corner to Lots 5 and 6, as described on the aforementioned plat of survey by Larry N. Scartz, C.L.S.; thence N 22° 15' 00" W through the land of Robert G. Kirk 1392.65 feet to a point in the line of Prince William Forest Park (Tract 01-001); thence N 67° 58' 10" E continuing with Prince William Forest Park (Tract 01-001) 239.29 feet to a point; thence S 22° 15' 00" E through the land of said Robert G. Kirk passing through a cedar stake at 1.61 feet a total distance of 1217.45 feet to a point on a curve in the northerly R/W of Route 628; thence continuing with said R/W along a curve to the left, having a radius of 845.00 feet and a chord bearing and distance of S 34° 04' 43" W 180.59 feet, an arc distance of 180.94 feet to a point of tangency; thence S 27° 56' 40" W 115.85 feet to the place of beginning.

Containing 7.13 acres of land, more or less

The above described tract or parcel of land designated as Tract 02-103, Prince William Forest Park, is a portion of the land described in the conveyance to Michael T. Powers and Colleen Powers, husband and wife, from Louis Raymond Dodson, married, by deed dated February 28, 2003, and recorded March 3, 2003, as Instrument # 200303050041263, among the land records of Prince William County, Virginia.

REFERENCE IS MADE TO AN UNRECORDED PLAT OF SURVEY BY LARRY N. SCARTZ, C.L.S., DATED OCTOBER 13, 1976.