

123-(1)-11K
Ben Lomond Community Center

Being the land acquired by the Board of County Supervisors of Prince William County, recorded in deed book 738, page 742.

Beginning at a point lying in on easterly line of Copeland Drive (60 feet Wide) as the same is dedicated and recorded with Section One, Sudley, said point being a point of tangency of a curve located at the northeasterly corner of the intersection of aforesaid Copeland Drive with Sudley Drive (100 feet wide) as the same is also dedicated and recorded with Section One, Sudley; thence from the point of beginning and running with said easterly line of Copeland Drive N 09' 05' 25" W 80.44 feet to point of curvature; thence running with a curve to the right of radius 700.00 feet (having chord of 128.85 feet, bearing N 03' 48' 35" W) an arc length of 129.03 feet to a point; thence departing aforesaid easterly line of Copeland Drive and running through the land of Ridge Development Corp. the following courses and distance: N 80' 54' 35" E 453.12 feet; S 09' 05' 24" E 33.74 feet; and N 80' 54' 35" E 93.96 feet to a point lying in a westerly line of Wedgewood Drive (a private street) as the same is dedicated and recorded with Sudley Place, An Addition to Section Four, Sudley among the land records of Prince William County, Virginia thence running with said westerly line of Wedgewood Drive the following courses and distances: S 14' 14' 32" E 103.33 feet; N 80' 54' 35" E 11.05 feet and S 14' 14' 32" E 70.04 feet to a point of curvature; thence running with a curve to the right of radius 25.00 feet (having chord of 36.64 feet,

bearing S 32' 52' 55" W) an arc length of 41.12 feet to a point of compound curvature lying in a northerly line of Sudley Drive (100 feet wide), thence running with said northerly line of Sudley Drive with a curve to the right of radius 700.00 feet (having chord of 11.04 feet, bearing S 80' 27' 28 W) on arc length of 11.94 feet to a point of tangency; thence continuing with aforesaid northerly line of Sudley Drive S 80' 54' 35" W 525.00 feet to point of curvature; thence running with a curve to the right of radius 25.00 feet (having chord of 35.36 feet, bearing N 54' 05' 25" W) an arc length of 39.27 feet to the point and place of beginning, containing 2.974 acres of land more or less.