

## Post Oak Rd - tax map 45-A-36

# DISCLAIMER:

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**Driveway is located between 10000 and 10020 Post Oak Rd.**

Currently Zoned A3 with the potential for 10 lots.  
(Unless rezoned for higher density.)

Previously engineered plat provided.

Property has been maintained by a professional forester.

## FOR SALE



**Real Estate**  
Solutions for Buyers & Sellers

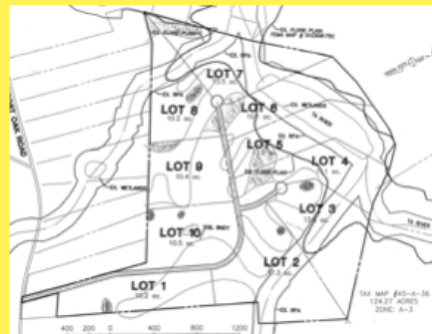
## 540-322-1591

**Chris Ognek, Broker**  
205B Wallace Ln  
Fredericksburg



## LAND - A3

[www.Spotsy126.com](http://www.Spotsy126.com)



## 126+ Acres



***“Artists’ rendition of the proposed subdivision entrance”***

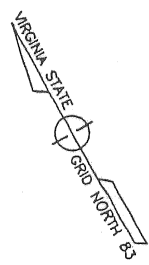


POST OAK ROAD

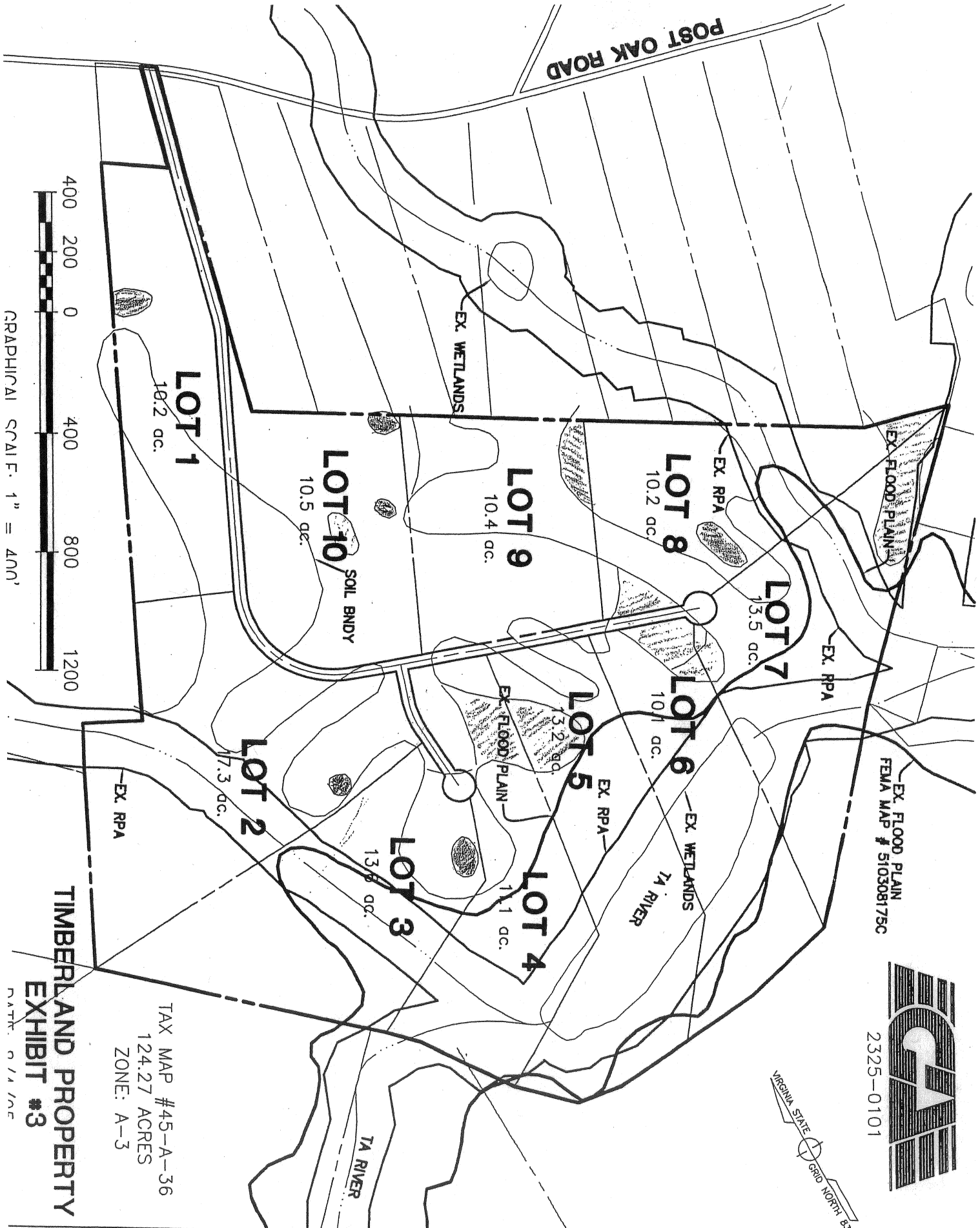
EX. FLOOD PLAIN  
FEMA MAP # 510308175C



2325-0101



Revised to match sales



LOT 1  
10.2 ac.

LOT 10  
10.5 ac.  
SOIL BNDY

LOT 9  
10.4 ac.

LOT 8  
10.2 ac.

LOT 7  
13.5 ac.

LOT 6  
10.1 ac.

LOT 5  
3.2 ac.

LOT 4  
11.1 ac.

LOT 3  
13.8 ac.

LOT 2  
7.3 ac.

EX. RPA

TAX MAP #45-A-36  
124.27 ACRES  
ZONE: A-3

TIMBERLAND PROPERTY

EXHIBIT #3

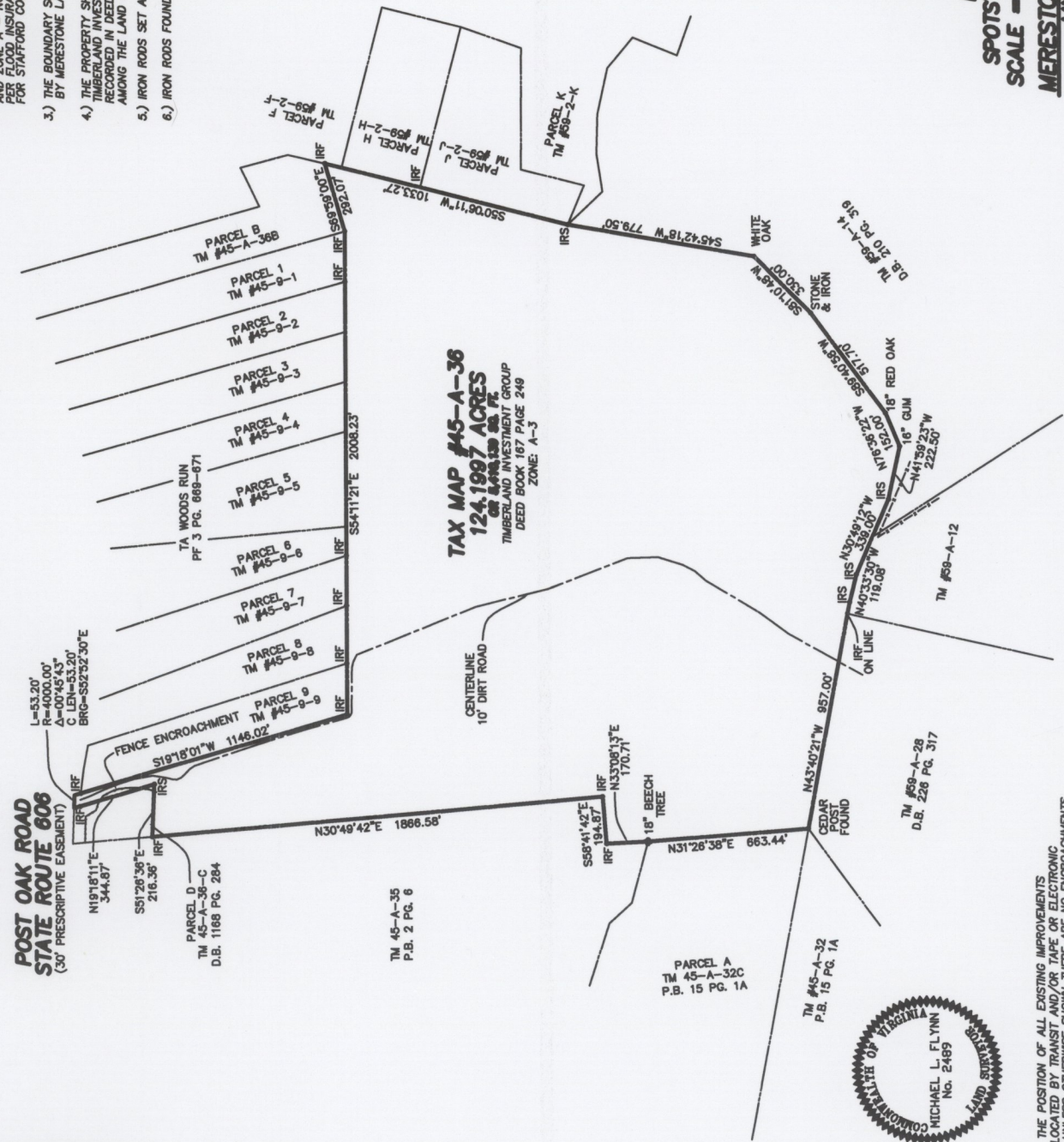
GRAPHICAL SCALE: 1" = 400'



**NOTES**

- 1.) NO TITLE REPORT FURNISHED. ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.
- 2.) THE SUBJECT PROPERTY LIES IN FLOOD ZONE "C" AREAS DETERMINED OUTSIDE THE 100 YEAR FLOOD PLAIN AND ZONE "A" - NO BASE FLOOD ELEVATION DETERMINED PER FLOOD INSURANCE RATE MAP NO. 5103080179C FOR STAFFORD COUNTY, VIRGINIA DATED 2-18-98.
- 3.) THE BOUNDARY SURVEY SHOWN IS BASED ON A CURRENT FIELD SURVEY BY MERESTONE LAND SURVEYING ON APRIL 9, 2008.
- 4.) THE PROPERTY SHOWN HEREON WAS ACQUIRED BY TIMBERLAND INVESTMENT GROUP L.L.C. BY DEED RECORDED IN DEED BOOK 1775 AT PAGE 648 AMONG THE LAND RECORDS OF SPOTSYLVANIA COUNTY, VIRGINIA.
- 5.) IRON RODS SET AT ALL CORNERS MARKED IRS.
- 6.) IRON RODS FOUND AT ALL CORNERS MARKED IRF.

**SHEET 1 OF 1**  
**BOUNDARY SURVEY**  
**TM # 45-A-36**  
**D.B. 167 PG. 249**  
**LIVINGSTON DISTRICT**  
**SPOTSYLVANIA COUNTY, VIRGINIA**  
**SCALE = 1"=300'** DATE: 7-19-05  
**MERESTONE LAND SURVEYING PLLC**  
**LAND SURVEYING & GPS SERVICES**  
**MERESTONE LAND SURVEYING PLLC**  
**86 BASALT DRIVE PHOENIXVILLE, VA 22408**  
**(804)728-9187 FAX (804)728-9188**



I HEREBY CERTIFY THAT THE POSITION OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY LOCATED BY TRANSIT AND/OR TAPE OR ELECTRONIC MEASURING DEVICE AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS.

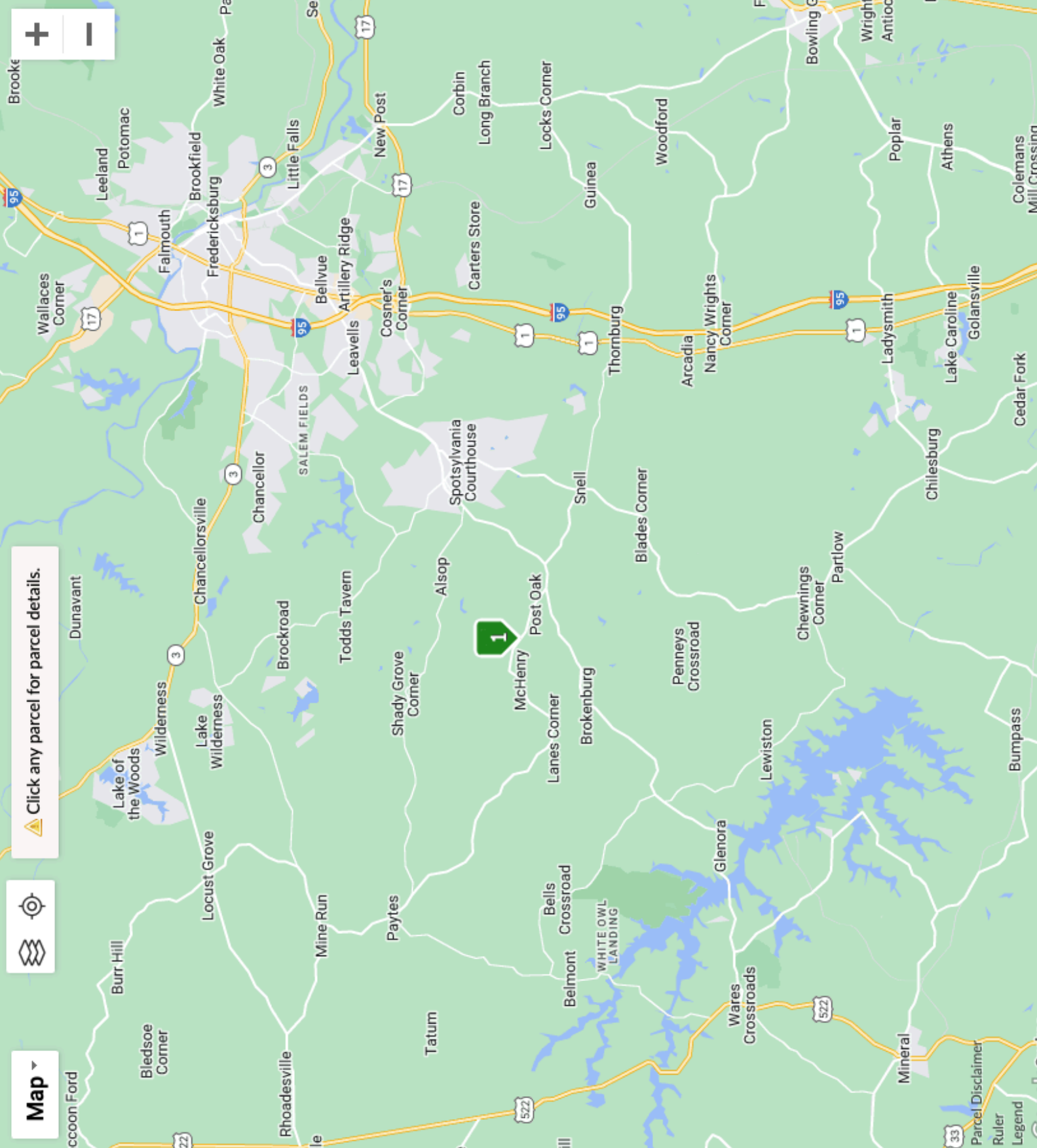




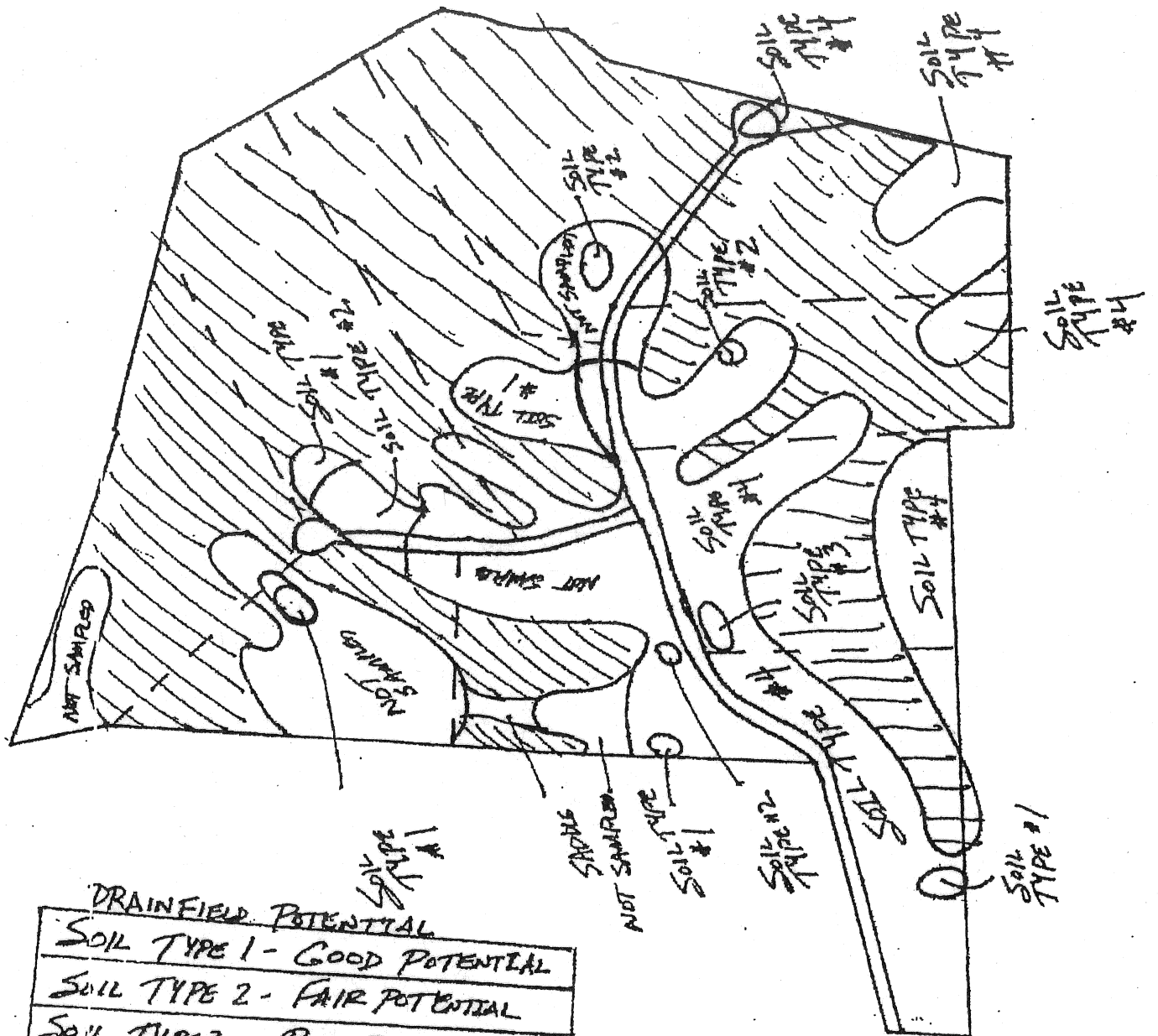
 Click any parcel for parcel details.



Map 

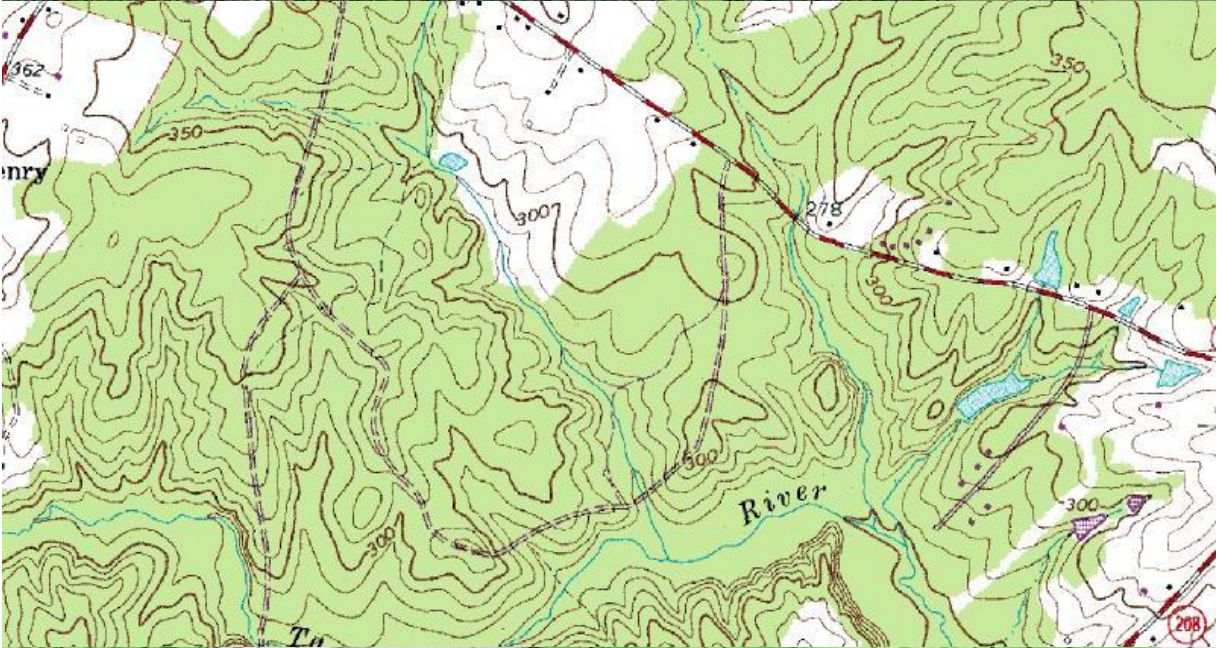


Parcel Disclaimer  
Ruler  
Legend



**DRAINFIELD POTENTIAL**

SOIL TYPE 1 - GOOD POTENTIAL
SOIL TYPE 2 - FAIR POTENTIAL
SOIL TYPE 3 - POOR POTENTIAL
SOIL TYPE 4 - VERY POOR POTENTIAL
- UNSUITABLE LANDSCAPE



## 0 Post Oak RD

### General Information

<b>Parcel ID Number (PIN):</b> 45-A-36	<b>Subdivision:</b> -
<b>Owner:</b> Patrick C Maier Sr & Michael W Moore	<b>Legal Description 1:</b> J W Massey Post Oak
<b>Property Address:</b> 0 Post Oak RD Spotsylvania, VA	<b>Legal Description 2:</b> #9082 SP-021
<b>Billing Address:</b> 382 Spotted Tavern RD FREDERICKSBURG , VA 22406	<b>Land Area:</b> 126.39

### Voting District Information

<b>Voting:</b> Livingston	<b>Precinct:</b> Spotsylvania High (503)
<b>State House:</b> 63rd	<b>State Senate:</b> 28th
<b>Polling Place:</b> Spotsylvania High School	<b>Congressional:</b> 7th
<b>Polling Address:</b> 6975 COURTHOUSE RD	

*This information listed above is based upon the location of the selected parcel in relation to the voting districts and is provided for general information purposes only. Since voting districts generally do not follow neatly along property lines, you can verify your voting location by using the map. Any specific questions about where you vote should be directed to the Spotsylvania County Voter Registrar's Office at (540) 507-7380*

### Census

<b>Magisterial:</b> LIVINGSTON DISTRICT	<b>Census Block:</b> 3020   3018   3019
<b>TAZ:</b> 1420.0   1422.0	<b>Census Tract:</b> 204.06
<b>First Due:</b> 2	

### Land Development/Zoning

<b>Zoning:</b> A-3	<b>Highway Corridor Overlay District - Primary:</b> N
<b>AgForestal District:</b> N	<b>Highway Corridor Overlay District - Rural:</b> N
<b>Airport Protection Overlay District:</b> N	<b>Reservoir Protection Overlay District:</b> N
<b>Historic Overlay District:</b> N	<b>River Protection Overlay District:</b> N

*Zoning district regulations are available [here](#). Zoning information provided above is for general information only. Please contact the Zoning Office (540) 507-7434 or [zoning@spotsylvania.va.us](mailto:zoning@spotsylvania.va.us) if more information is needed*



### Assessment (2023)

**Building Assessment:** \$0

**Land Assessment:** \$591,600

**Year Built:** 0

**Sq Footage:** 0

**Transfer Date:** 10/30/2018

**Instrument Number:** 180017810

**Book Number:** N/A

**Page:** N/A

*This Information is provided for general information purpose only. Please verify with Spotsylvania County Commissioner of Revenue Assessments Office by clicking [here](#).*

### School Information

**Elementary School:** Robert E. Lee Elementary

**Middle School:** Post Oak Middle

**High School:** Spotsylvania High

*School information is based upon the location of the selected parcel in relation to the school districts and is provided for general information purposes only. Please verify with the Spotsylvania County School Administration Office's Bus Stop Information Website by clicking [here](#).*

### Environmental Constraints

**Resource Protection Area (RPA):** Y

**FEMA 100 year Flood Plain:** X | A

**Watershed:** Matta River-Mattaponi River

**SubWatershed:** Ta River

*This information found here is provided for general reference purposes only and does not constitute an actual flood plain or RPA determination. This information is based upon the location of the selected parcels in relation to the FEMA 100 year Flood Plain or the Spotsylvania County's Resources Protection Area (RPA). Please contact a licensed professional engineer or surveyor for determination of how your property is affected by the Flood Plain or RPA.*

