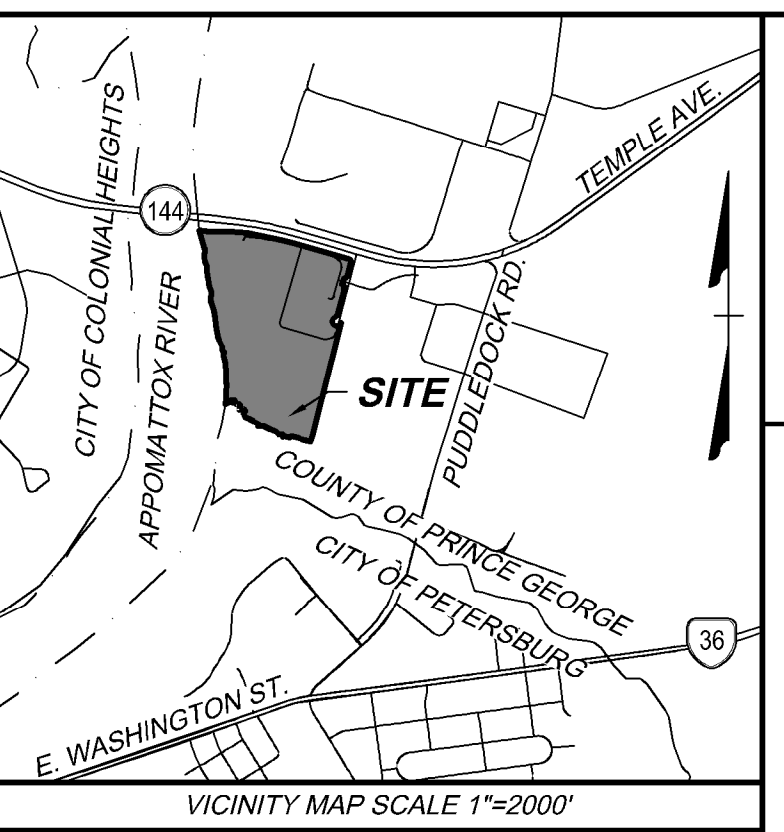
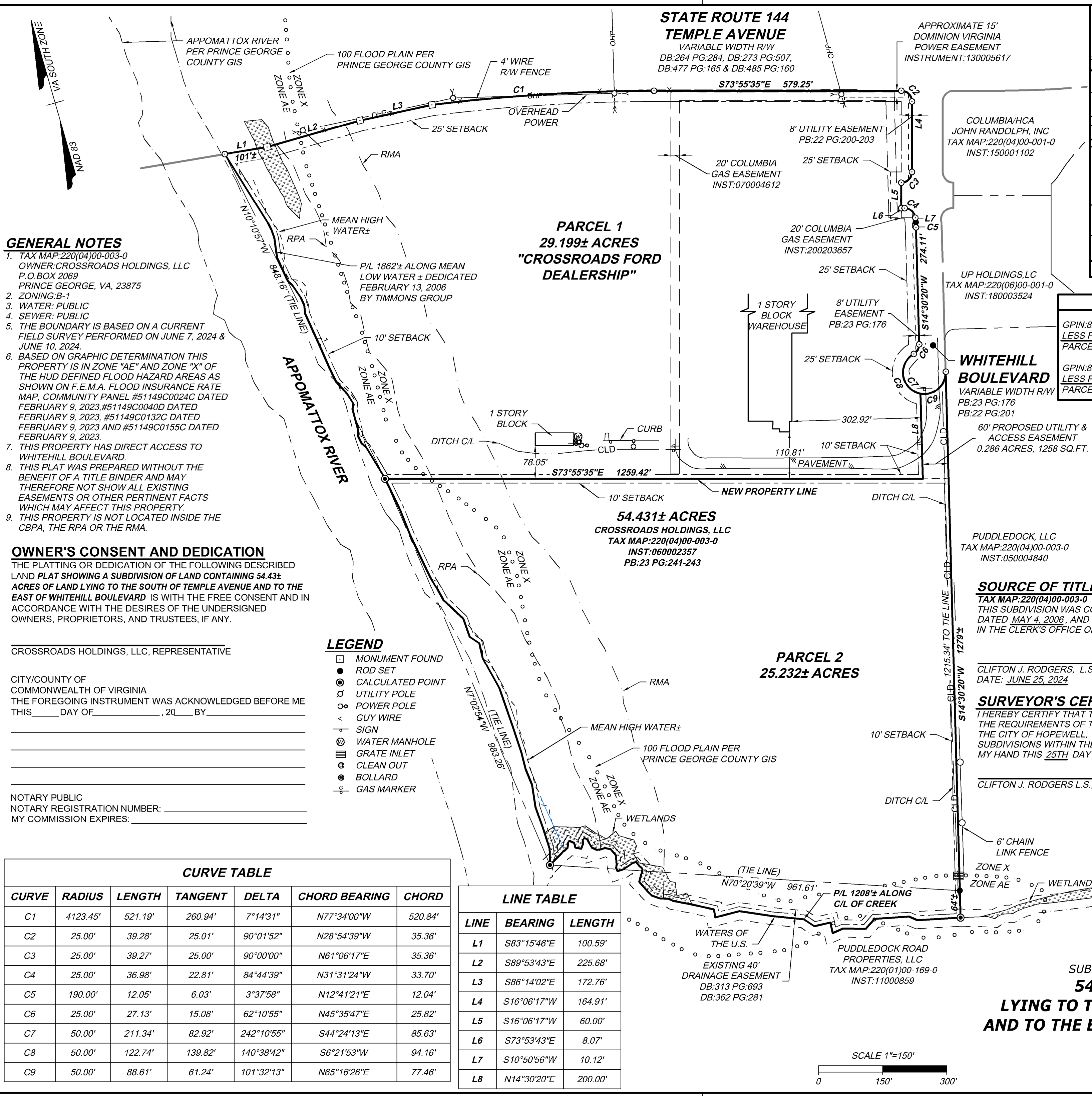


Y:\1903167835-CrossroadsFord\DWG\167835CrossroadsFord-903v-XPSUB.dwg | Plotted on 6/25/2024 12:52 PM | by Joe Wade



GENERAL NOTES

- TAX MAP:220(04)00-003-0
OWNER: CROSSROADS HOLDINGS, LLC
P.O. BOX 2069
PRINCE GEORGE, VA, 23875
- ZONING: B-1
- WATER: PUBLIC
- SEWER: PUBLIC
- THE BOUNDARY IS BASED ON A CURRENT FIELD SURVEY PERFORMED ON JUNE 7, 2024 & JUNE 10, 2024.
- BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS IN ZONE "AE" AND ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREAS AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #51149C0024C DATED FEBRUARY 9, 2023, #51149C0040D DATED FEBRUARY 9, 2023, #51149C0132C DATED FEBRUARY 9, 2023 AND #51149C0155C DATED FEBRUARY 9, 2023.
- THIS PROPERTY HAS DIRECT ACCESS TO WHITEHILL BOULEVARD.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND MAY THEREFORE NOT SHOW ALL EXISTING EASEMENTS OR OTHER PERTINENT FACTS WHICH MAY AFFECT THIS PROPERTY.
- THIS PROPERTY IS NOT LOCATED INSIDE THE CBPA, THE RPA OR THE RMA.

OWNER'S CONSENT AND DEDICATION
THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND PLAT SHOWING A SUBDIVISION OF LAND CONTAINING 54.43± ACRES OF LAND LYING TO THE SOUTH OF TEMPLE AVENUE AND TO THE EAST OF WHITEHILL BOULEVARD IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

CROSSROADS HOLDINGS, LLC, REPRESENTATIVE

CITY/COUNTY OF COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: _____
MY COMMISSION EXPIRES: _____

- LEGEND**
- MONUMENT FOUND
 - ROD SET
 - ⊙ CALCULATED POINT
 - ⊕ UTILITY POLE
 - ⊗ POWER POLE
 - ^ GUY WIRE
 - △ SIGN
 - ⊕ WATER MANHOLE
 - ▨ GRATE INLET
 - CLEAN OUT
 - BOLLARD
 - ⊕ GAS MARKER

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	4123.45'	521.19'	260.94'	7°14'31"	N77°34'00"W	520.84'
C2	25.00'	39.28'	25.01'	90°01'52"	N28°54'39"W	35.36'
C3	25.00'	39.27'	25.00'	90°00'00"	N61°06'17"E	35.36'
C4	25.00'	36.98'	22.81'	84°44'39"	N31°31'24"W	33.70'
C5	190.00'	12.05'	6.03'	3°37'58"	N12°41'21"E	12.04'
C6	25.00'	27.13'	15.08'	62°10'55"	N45°35'47"E	25.82'
C7	50.00'	211.34'	82.92'	242°10'55"	S44°24'13"E	85.63'
C8	50.00'	122.74'	139.82'	140°38'42"	S6°21'53"W	94.16'
C9	50.00'	88.61'	61.24'	101°32'13"	N65°16'26"E	77.46'

LINE	BEARING	LENGTH
L1	S83°15'46"E	100.59'
L2	S89°53'43"E	225.68'
L3	S86°14'02"E	172.76'
L4	S16°06'17"W	164.91'
L5	S16°06'17"W	60.00'
L6	S73°53'43"E	8.07'
L7	S10°50'56"W	10.12'
L8	N14°30'20"E	200.00'

ACREAGE SUMMARY

GPIN:822-651-5258 (TOTAL):	54.431± ACRES, 2,327,014 SQ.FT.
LESS PARCEL 2:	25.232± ACRES, 1,099,106 SQ.FT.
PARCEL 1:	29.199± ACRES, 1,227,908 SQ.FT.
GPIN:822-651-5258 (TOTAL):	54.431± ACRES, 2,327,014 SQ.FT.
LESS PARCEL 1:	29.199± ACRES, 1,227,908 SQ.FT.
PARCEL 2:	25.232± ACRES, 1,099,106 SQ.FT.

ABBREVIATION LEGEND

R/W - RIGHT OF WAY
C/L - CENTERLINE
P/L - PROPERTY LINE
DB - DEED BOOK
PB - PLAT BOOK
PG - PAGE
INST - INSTRUMENT

SOURCE OF TITLE
TAX MAP:220(04)00-003-0 THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO CROSSROADS HOLDINGS, LLC BY DEED DATED MAY 4, 2006, AND RECORDED MAY 5, 2006 AS INSTRUMENT #060002357 IN THE CLERK'S OFFICE OF THE COUNTY OF PRINCE GEORGE, VIRGINIA.

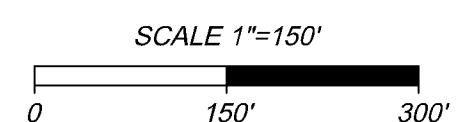
CLIFTON J. RODGERS, L.S., NO. 3598
DATE: JUNE 25, 2024

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE CITY OF HOPEWELL, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH. GIVEN UNDER MY HAND THIS 25TH DAY OF JUNE, 2024.

CLIFTON J. RODGERS L.S., NO. 3598



PLAT SHOWING A SUBDIVISION OF LAND CONTAINING 54.43± ACRES OF LAND LYING TO THE SOUTH OF TEMPLE AVENUE AND TO THE EAST OF WHITEHILL BOULEVARD



Bland District	Prince George County, VA
DATE: June 25, 2024	SCALE: 1"=150'
SHEET 1 OF 1	J.N.:67835
DRAWN BY: J. Wade	CHECK BY: C. Rodgers

TIMMONS GROUP

THIS DRAWING PREPARED AT THE
TIMMONS OFFICE
 4701 Owens Way, Suite 900 | Prince George, VA 23875
 TEL: 804.541.6600 FAX: 804.458.1511 www.timmons.com
 YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology