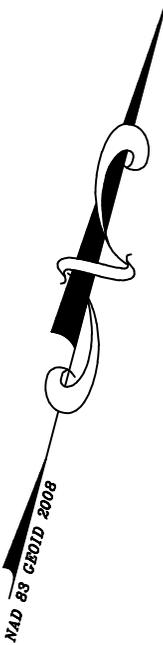


THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #51041C0335E, EFFECTIVE DATE MAY 8, 2024

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

- REFERENCES**  
 CRADDOCK POINT SECTION 2  
 SUBDIVISION PLAT P.B. 44, PG. 80  
 D.B. 1542, PG. 301  
 D.B. 1685, PG. 186  
 D.B. 1704, PG. 492  
 D.B. 10472, PG. 663  
 P.B. 236, PG. 62-70



COUNTY OF CHESTERFIELD.  
 PARCEL ID: 797651844800000  
 D.B. 3851 PG. 713

COUNTY OF CHESTERFIELD.  
 PARCEL ID: 797651844800000  
 2631 SWIFTRUN RD  
 D.B. 3851 PG. 713  
 3.83 ACRES

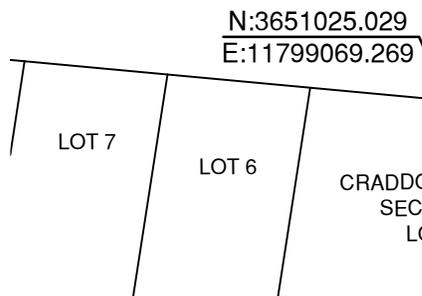
16' SANITARY SEWER EASEMENT  
 D.B.1493, PG. 838

16' SANITARY SEWER EASEMENT  
 D.B.1696, PG. 1662  
 D.B. 2121, PG. 313

WALLACE PROPERTIES LLC.  
 PARCEL ID: 799651074000000  
 D.B. 14608 PG. 139

WALLACE PROPERTIES LLC.  
 PARCEL ID: 799651452900000  
 D.B. 3908 PG. 884

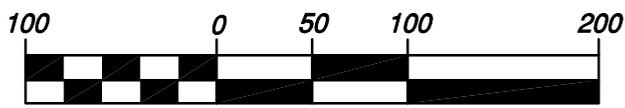
WALLACE PROPERTIES LLC.  
 PARCEL ID: 799651501300000  
 D.B. 3908 PG. 884



THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON OCTOBER 11, 2024. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.

*Charles C. Townes, II*  
 COMMONWEALTH OF VIRGINIA  
 CHARLES C. TOWNES, II  
 Lic. No. 2803  
 11/21/2024  
 LAND SURVEYOR

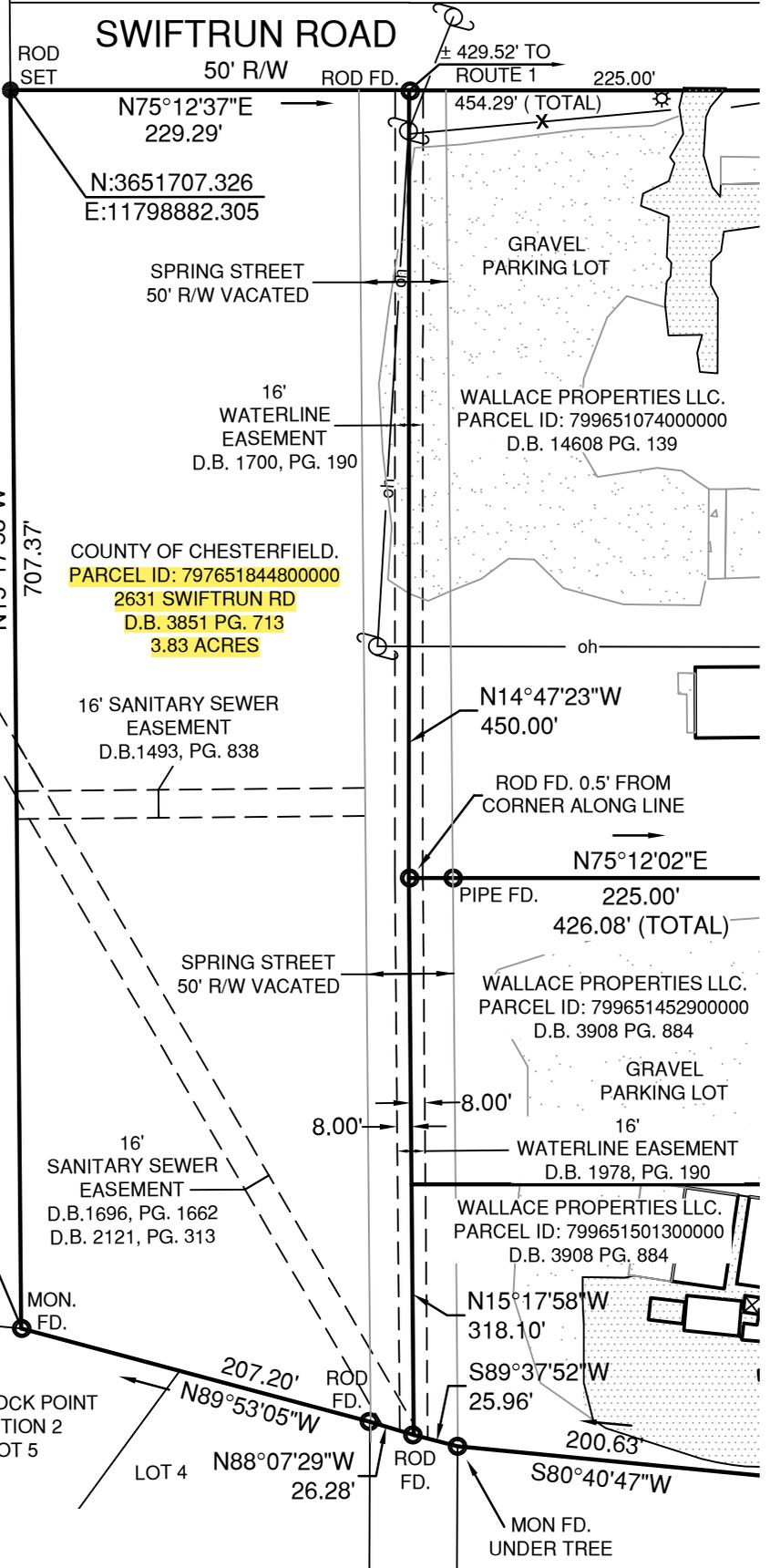
**GRAPHIC SCALE**



1 inch = 100 feet

TPC #20240441

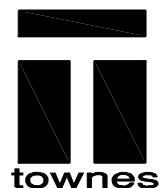
ATTN: STEVE B. WADE



**PLAT SHOWING TAX PARCEL:**

799651074000000, SITUATED ALONG SWIFTRUN ROAD WALLACE PROPERTIES LLC.

BERMUDA DISTRICT  
 CHESTERFIELD COUNTY, VIRGINIA  
 DATE: NOVEMBER 21, 2024 SCALE: 1" = 100'



consulting engineers, planners, and land surveyors

2463 boulevard  
 colonial heights, va 23834  
 telephone: 804.520.9015  
 facsimile: 804.520.9016  
 email: cctownes@townespc.com

DRAWN BY: C.L.E.III

CHECKED BY: