

GENERAL NOTES

- 1 THE BEARING BASE FOR THIS SURVEY ORIGINATED FROM GPS NAD 83
- 2 THIS PROPERTY HAS AN AREA OF PARCEL 602911.43 SQ.FT. OR 13.841 ACRE OF LAND
- 3 THIS PROPERTY IS DESIGNATED BY THE COUNTY OF CHESTERFIELD, VIRGINIA AS TAX PARCEL 721703070800000
- 4 THERE ARE NO INTERIOR RIGHT OF WAYS ON SUBJECT PROPERTY.
- 5 WATER AND SEWER ARE WELL AND SEPTIC
- 6 ADJUSTMENT ON BOUNDARY BY LEAST SQUARES
- 7 THERE IS NO EVIDENCE OF ANY WASTE DUMPING ON SUBJECT SITE.
- 8 NO EVIDENCE OF DELINIATED WETLANDS FOUND THROUGH ON LINE PUBLIC RESOURCES. WETLANDS MAY NEED TO BE DELINIATED FOR FUTURE DEVELOPMENT
- 9 POWER LINE ON SUBJECT PROPERT IS OVERHEAD AS SHOWN ON PLAT.
- 10 THERE ARE NO GAPS OR GORES FROM SUBJECT PROPERTY TO AND FROM ADJOINING PROPERTIES
- 11 THIS SURVEY DIRECTLY REFLECTS THE PROPERTY AS DESCRIBED IN THE PROVIDED TITLE POLICY
- 12 THERE ARE NO ENCROACHMENTS ON SUBJECT PROPERTY.
- 13 BASE DEED FOR PROPERTY IS FOUND IN DB 12394 PG 637
- 14 MEETS AND BOUNDS SHOWN ARE BY EXISTING MONUMENTS FOUND AND DEEDS OF RECORD.
- 15 CHESTERFIELD COUNTY ADVISORY NOTE: EXEMPT PLAT PROPERTY BEING SAME CONFIGURATION

SCHEDULE B - TITLE EXCEPTION NOTES

This survey is based on a title report prepared by Old Republic National Title Insurance Company Commitment No. B24-2581 R Commitment Date October 11, 2024 At 7:00 A.M. Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

6. Easement granted Virginia Electric and Power Company dated April 8, 2014, recorded in Deed Book 10541, Page 956. As Plotted
7. Easement granted Virginia Electric and Power Company dated April 29, 1978, recorded in Deed Book 1322, Page 634. No Longer On Subject Property. In Portion Of Land Taken By Rte. #288

LEGAL DESCRIPTION

All that piece or parcel of land located in the Cloverhill District of Chesterfield County, Virginia and known as #919 Otterdale Road Containing a total of 13.841 Acres of land and beginning at a point on the South line of Lucks Lane a 20' Right Of Way 971.98' East of the East line of Otterdale Road; Thence proceeding along the South line of Lucks Lane S 89°25'21" E for a distance of 839.66' to a point on the South line of State Route #288 ; Thence proceeding along State Route #288 S 55°44'20" E a distance of 88.89' to a point; Thence S 51°56'07" E a distance of 400.02' to a point; Thence S 24°36'45" W a distance of 250.90' to a point; Thence S 88°28'57" E for a distance of 235.54' to a point; Thence S 17°47'14" E for a distance of 10.32'; Thence leaving State Route #288 S 89°50'27" W for a distance of 1360.61' to a point; Thence N 00°09'33" W for a distance of 553.09' to the place and point of beginning.

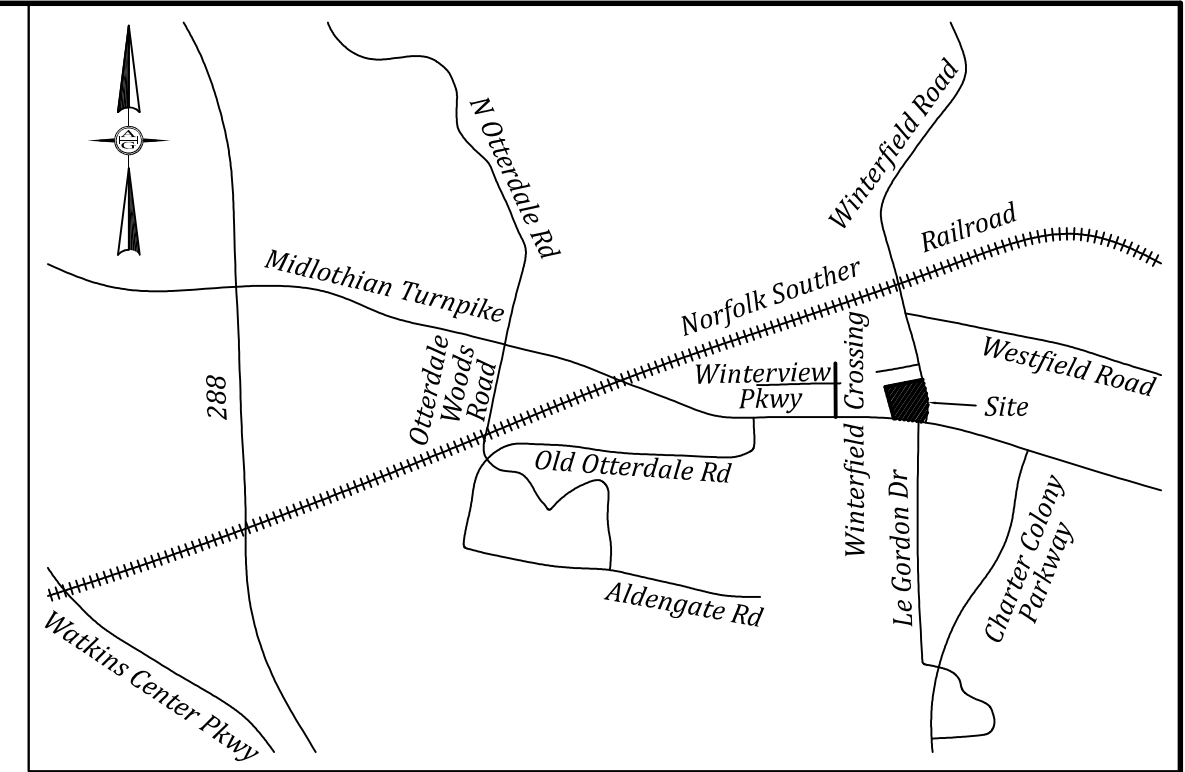
FLOOD ZONE NOTE

By graphic plotting only, this property is in flood zone X of the Flood Insurance Rate Map, Community Panel No. 51041C0106E, which bears the effective date of 05/08/2024 and is not in a special flood hazard area.

ZONING NOTES

Zoned: A
 Permitted use Classification: Agricultural District
 Observed Use(s): Single Family Resident (Sub)
 Zoning regulations are subject to change and interpretation, for further information contact Chesterfield County Planning Office: Andrew G. Gillies AICP 804 748 1050

Minimum Building Setbacks:
 Front 150' Side 40' Rear 50'
 Minimum Lot Size: 5 Acre
 Minimum Lot Frontage: 250'
 Maximum Building Height: 40'

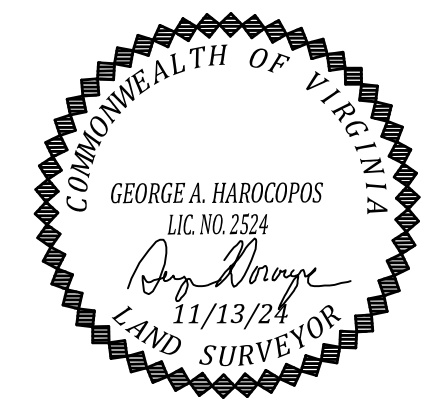


vicinity map
 scale 1" = 2000'

SURVEYOR'S CERTIFICATION

TO; 1028 BDS INVESTMENTS, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6a,7a,7b1,8,9,10a,11a,13,14,16,17&18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 13, 2024.

George A. HarocoPos
 REGISTERED SURVEYOR: GEORGE A. HAROCOPOS
 REGISTRATION NUMBER 2524 IN THE STATE OF VIRGINIA
 DATE OF LAST FIELD SURVEY: 11/13/2024
 DATE OF LAST REVISION :



ALTA/NSPS LAND TITLE SURVEY

LOCATED AT
 #919 OTTERDALE ROAD
 CLOVERHILL DISTRICT
 CHESTERFIELD COUNTY VIRGINIA

JN 53817

A. G. HAROCOPOS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT
 4920 E. MILLRIDGE PKWY, SUITE 200 MIDLOTHIAN VA. 23112
 Office 804 744 2630 FAX 804 744 2632
 E-MAIL AGHAROCOPOST72@GMAIL.COM
 Scale 1"=120' Date 11/13/24 Drawn by GAH

