

Y:\903163684-DeerRunVillage\DWG\63684-903V-PLATSUBD.dwg | Plotted on 4/1/2024 3:00 PM | by Jarrod Livingston

LINE TABLE		
LINE	BEARING	LENGTH
L1	S58°48'43"W	347.42'
L2	S31°10'43"E	104.79'
L3	S37°06'39"W	53.31'
L4	N58°06'03"E	214.32'
L5	N8°18'21"W	112.21'
L6	N31°11'12"W	116.04'
L7	N52°55'17"E	92.49'
L8	N31°09'20"W	258.62'
L9	N31°09'20"W	228.61'
L10	N31°09'20"W	30.01'
L11	N58°50'40"E	15.00'
L12	N58°51'24"E	48.14'
L13	N36°41'25"E	148.70'
L14	N31°10'43"W	170.51'
L15	S58°48'43"W	236.73'
L16	N31°09'20"W	40.19'
L17	N58°49'43"E	236.99'
L18	N31°13'41"W	203.04'
L19	S31°11'17"E	201.01'
L20	N58°48'43"E	361.35'
L21	S71°27'13"W	68.39'
L22	S58°06'03"W	96.60'
L23	S58°51'24"W	63.13'
L24	N31°09'20"W	14.99'

NOT FOR RESIDENTIAL USE

I \_\_\_\_\_ affirm that I am the owner of the property depicted on this plat and do hereby affirm that the sale/transfer of this property is not for purposes of creating a parcel for residential use. This property is zoned "C-3" (Community Business District) and "A" (Agricultural). With respect to Agricultural (A) and Residential (R) zoning districts, the Chesterfield County Planning Department has verified with the property owner that this parcel creation is for nonresidential uses.

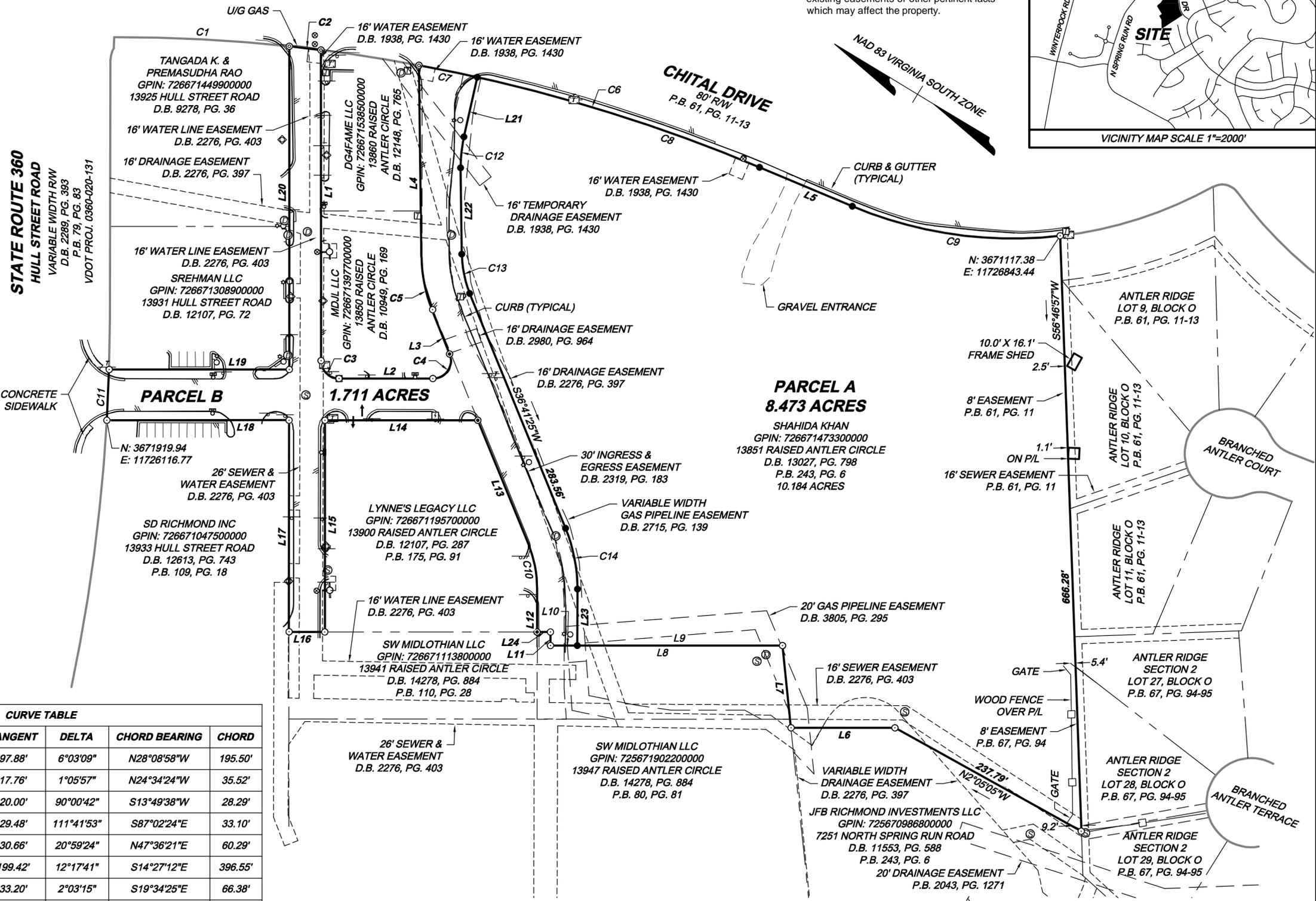
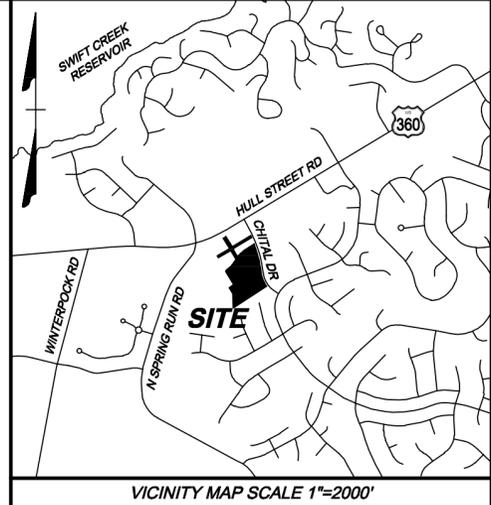
Name: \_\_\_\_\_

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: \_\_\_\_\_

**General Notes**

1. Owners: Shahida Khan  
12806 Bircham Court  
Midlothian, VA. 23113
2. GPIN: 726671473300000
3. Total Acreage: 10.184 Acres
4. Based on graphic determination this property is in zone "C" of the HUD defined flood hazard area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel # dated 00/00/00
5. This survey was prepared without the benefit of a title binder and may therefore not show all existing easements or other pertinent facts which may affect the property.

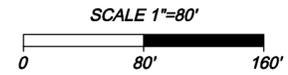


- - ROD FOUND
- - CHISELED X IN CURB FOUND
- - ROD SET
- ⊙ - DRILL HOLE SET
- ⊗ - MAG NAIL SET
- ⊠ - ELECTRIC BOX
- ⊕ - LIGHT POLE
- ⊗ - SANITARY SEWER MANHOLE
- ⊗ - DRAINAGE MANHOLE
- ⊗ - FIRE HYDRANT
- ⊗ - WATER METER
- ⊗ - WATER VALVE
- SIGN
- ⊠ - MAIL BOX
- ⊠ - TELEPHONE PEDESTAL
- ⊠ - COMMUNICATION VAULT
- ⊠ - U/G TELEPHONE MARKER

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1851.54'	195.59'	97.88'	6°03'09"	N28°08'58"W	195.50'
C2	1851.54'	35.52'	17.76'	1°05'57"	N24°34'24"W	35.52'
C3	20.00'	31.42'	20.00'	90°00'42"	S13°49'38"W	28.29'
C4	20.00'	38.99'	29.48'	111°41'53"	S87°02'24"E	33.10'
C5	165.50'	60.63'	30.66'	20°59'24"	N47°36'21"E	60.29'
C6	1851.54'	397.31'	199.42'	12°17'41"	S14°27'12"E	396.55'
C7	1851.54'	66.38'	33.20'	2°03'15"	S19°34'25"E	66.38'
C8	1851.54'	330.93'	165.91'	10°14'26"	N13°25'34"W	330.49'
C9	459.72'	236.61'	120.99'	29°29'21"	S23°03'02"E	234.01'
C10	135.00'	52.23'	26.45'	22°10'02"	N47°46'26"E	51.90'
C11	2041.86'	56.84'	28.42'	1°35'41"	N61°20'29"E	56.83'
C12	150.00'	34.96'	17.56'	13°21'10"	S64°46'38"W	34.88'
C13	120.50'	45.03'	22.78'	21°24'38"	S47°23'44"W	44.77'
C14	180.00'	69.64'	35.26'	22°10'01"	N47°46'26"E	69.21'

GPIN: 726671473300000 ORIGINAL 10.184 ACRES  
 PARCEL A LESS 8.473 ACRES  
 PARCEL B LESS 1.711 ACRES  
 GPIN: 726671473300000 REMAINING 0.000 ACRES

D.B. - DEED BOOK  
 P.B. - PLAT BOOK  
 PG. - PAGE  
 RW - RIGHT OF WAY  
 U/G - UNDERGROUND  
 P/L - PROPERTY LINE



PLAT NOT FOR RESIDENTIAL USE  
**SUBDIVISION OF**  
**GPIN: 72667147330000**

Matoca District	Chesterfield County, VA
DATE: April 1, 2024	SCALE: 1"=80'
SHEET 1 OF 1	J.N.: 63684-903
DRAWN BY: J. Livingston	CHECK BY: C. Rodgers

THIS DRAWING PREPARED AT THE  
 TFC-CITIES OFFICE  
 4701 Owens Way, Suite 900 | Prince George, VA 23875  
 TEL: 804.541.6600 FAX: 804.458.1511 www.timmons.com

**TIMMONS GROUP**  
 YOUR VISION ACHIEVED THROUGH OURS.  
 Site Development Residential Infrastructure Technology