



Property Overview

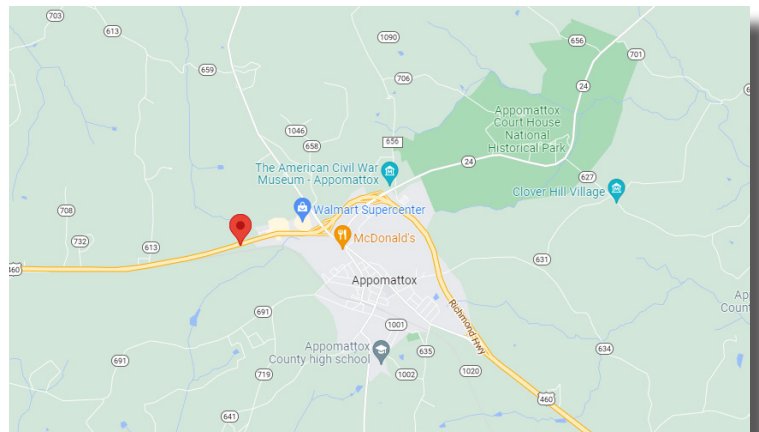
Located on the highly traveled Rt. 460 in Appomattox, VA, this approximately 1.74 acre parcel is located adjacent to Hardees and in close proximity to numerous retail and office locations. Ideal for a variety of uses including restaurant, office, retail, and medical.

Features

- Lays Well
- 250' of Road Frontage
- Zoned B-2
- Water/Sewer Available
- Electricity Available
- Highly Visible Location
- Close Proximity to Area Businesses
- High Traffic Count

Price

\$595,000



RICKY READ, CCIM
434-841-3659
ricky@realestatelynchburg.com

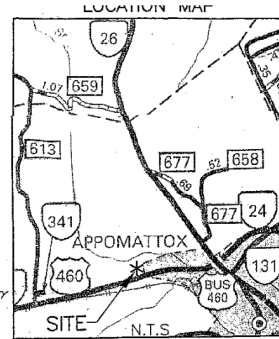
LUKE DYKEMAN
434-944-3920
lukedykeman@realestatelynchburg.com

FORREST BOOTH
434-841-4110
forrest@realestatelynchburg.com

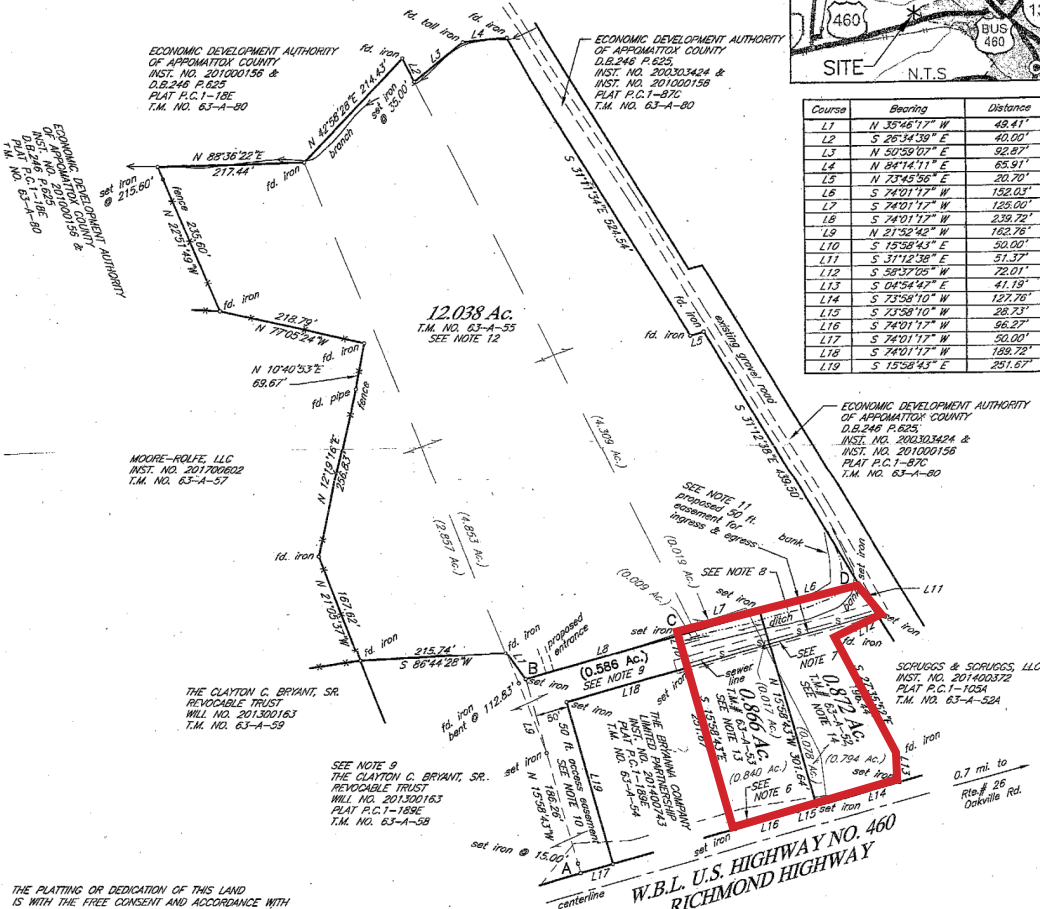
- NOTES: 1. ALL EASEMENTS, ENCROACHMENTS, AND/OR IMPROVEMENTS MAY NOT BE SHOWN
 2. THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT
 3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MARKED ON THE GROUND WITH THE PHYSICAL MONUMENTS INDICATED
 4. T.M. NOS. 63-A-53, 33 & 55 PART OF T.M. NO. 63-A-58
 5. REFERENCE PLAT P.C.1-189E
 6. EXISTING VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT- INST. NO. 201400689 & PLAT S.H.P.18.5 P.182
 7. EXISTING 20 FT. UTILITY EASEMENT- INST. NO. 201400742 W/PLAT
 8. EXISTING DRAINAGE EASEMENT- INST. NO. 201400744 EXHIBIT D

DICKERSON SURVEYING LLC
 500 Court Street P.O. Box 112
 Appomattox, Virginia 24522
 434-352-8560
 Michael Roy Goin
 Land Surveyor

9. 0.586 Ac. PART OF T.M. NO. 63-A-55, TO BE ADDED TO 1.789 Ac. RESIDUE OF T.M. NO. 63-A-58 BY PLAT IN P.C.1-189E, FOR A NEW TOTAL OF 2.375 ACRES
 10. A-D-C EXISTING 30 FT. ACCESS EASEMENT- INST. NO. 201400743 & PLAT P.C.1-189E
 11. C-D PROPOSED 30 FT. EASEMENT FOR ENGRESS & EGRESS TO SERVE T.M. NOS. 63-A-53, T.M. NO. 63-A-53 & T.M. NO. 63-A-52



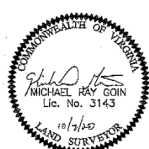
Course	Bearing	Distance
L1	N 35°46'17" W	48.41'
L2	S 26°34'39" E	40.00'
L3	N 50°59'07" E	92.87'
L4	N 84°14'11" E	65.91'
L5	N 73°45'36" E	28.70'
L6	S 74°01'17" W	158.00'
L7	S 74°01'17" W	128.00'
L8	S 74°01'17" W	239.72'
L9	N 21°52'42" W	162.76'
L10	S 15°58'43" E	30.00'
L11	S 31°12'38" E	31.27'
L12	S 58°12'58" W	22.01'
L13	S 04°54'47" E	41.18'
L14	S 73°58'10" W	127.76'
L15	S 73°58'10" W	28.23'
L16	S 74°01'17" W	56.27'
L17	S 74°01'17" W	52.00'
L18	S 74°01'17" W	128.78'
L19	S 15°58'43" E	251.67'



THE PLATING OR DEDICATION OF THIS LAND IS WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

Clayton C. Bryant, Sr. 10-9-20
 OWNER DATE
Clayton C. Bryant, Jr. 10-9-20
 OWNER DATE
 STATE OF Virginia
 CITY/COUNTY OF Appomattox
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF October, 2020, BY Clayton C. Bryant, Sr. and Clayton C. Bryant, Jr. Notary Public
 MY COMMISSION EXPIRES: April 30, 2022

12. 2.857 Ac. PART OF T.M. NO. 63-A-58 AND 4.309 Ac. & 0.019 Ac. PART OF T.M. NO. 63-A-52 TO BE ADDED TO 4.853 Ac. RESIDUE OF T.M. NO. 63-A-55, FOR A NEW TOTAL OF 12.038 ACRES
 13. 0.009 Ac. PART OF T.M. NO. 63-A-55 AND 0.017 Ac. PART OF T.M. NO. 63-A-52 TO BE ADDED TO 0.840 Ac. RESIDUE OF T.M. NO. 63-A-53, FOR A NEW TOTAL OF 0.866 ACRES
 14. 0.078 Ac. PART OF T.M. NO. 63-A-53 TO BE ADDED TO 0.794 Ac. RESIDUE OF T.M. NO. 63-A-52, FOR A NEW TOTAL OF 0.872 ACRES
- APPROVED:
Clayton C. Bryant, Sr. 10-16-2020
 SUBSCRIBER AGENT-TOWN OF APPOMATTOX



BOUNDARY LINE ADJUSTMENT
 SCALE: 1 IN. = 100 FT.
14.362 ACRES
 SURVEYED FOR: CLAYTON C. BRYANT, JR.
 SOURCE OF TITLE: THE CLAYTON C. BRYANT, SR. REVOCABLE TRUST WILL NO. 2013001163
 TOWN OF APPOMATTOX APPOMATTOX COUNTY VIRGINIA
 JANUARY 3, 2020
 REVISED JULY 21, 2020 & OCTOBER 7, 2020
 100 0 100 200 300
 GRAPHIC SCALE - FEET