

PROPERTY LINE
672'± THROUGH
CENTER LINE
OF POND

118°11'09"W
209.62'
SURVEY
TIE LINE
N08°27'58"W 260.45'

SHEET 3
MATCH LINE

KENTLAND
SUBDIVISION
SECTION 1
P.B. 15, PG. 129
PARCEL B

LOT 2

LOT 1

CHESAPEAKE
CIRCLE

STATE ROUTE 155
VARIABLE WIDTH R/W

PARCEL 2
1.023 ACRES
KENTLAND INVESTMENTS, LLC
D.B. 392, PG. 868
TAX MAP ID: 33B1-1-3
KENTLAND SUBDIVISION
SECTION 1, LOT 3

PARCEL 3
1.172 ACRES
KENTLAND INVESTMENTS, LLC
D.B. 392, PG. 868
TAX MAP ID: 33B1-1-4
KENTLAND SUBDIVISION
SECTION 1, LOT 4

①
15' VEPCO
EASEMENT
D.B. 299, PG. 717

②
20' VEPCO
EASEMENT
D.B. 80, PG. 652

③
20' C&P TELEPHONE
EASEMENT
D.B. 80, PG. 266

④
30' UTILITY
EASEMENT
VDOT PROJECT:
0064-063-101

⑤
25' INGRESS/EGRESS
EASEMENT

⑥
VAR. WIDTH
INGRESS/EGRESS
EASEMENT
P.B. 15, PG. 129

⑦
VAR. WIDTH UTILITY &
DRAINAGE EASEMENT
P.B. 15, PG. 129

⑧
20' DRAINAGE
EASEMENT
P.B. 15, PG. 129

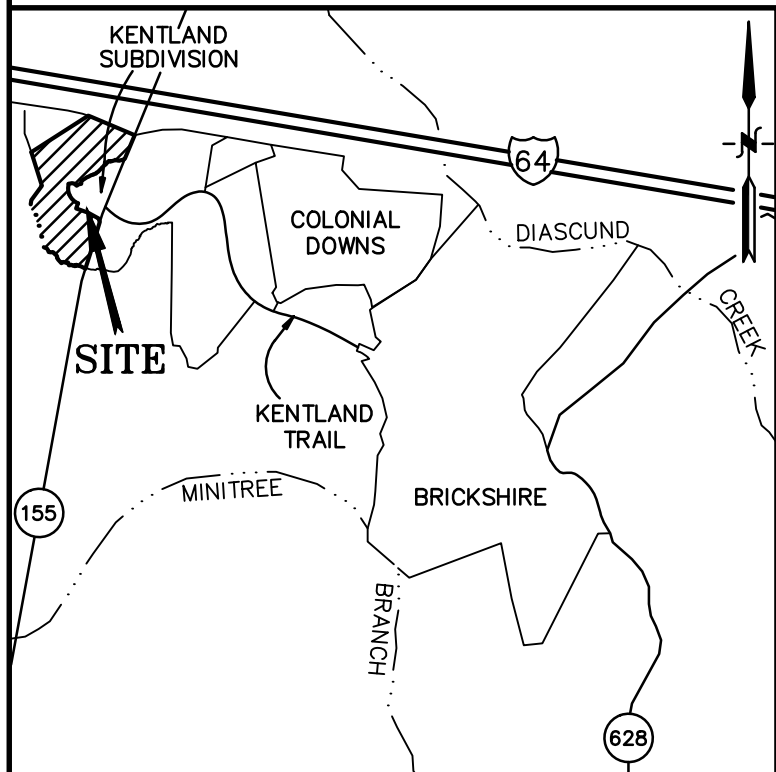
⑨
20' UTILITY EASEMENT
P.B. 15, PG. 129

⑩
SANITARY SEWER
EASEMENT
AS SHOWN IN
P.B. 15, PG. 129

⑪
30' UTILITY EASEMENT
P.B. 14, PG. 14

DRAWN BY: ET

CALC. CHECK: GLB



VICINITY MAP
1" = 1 MILE

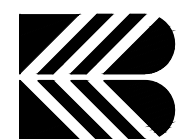
LINE	BEARING	DISTANCE
L1	S65°56'47"E	30.91'
L2	S68°36'30"E	3.18'
L3	N68°10'09"W	25' ±
L4	N31°46'52"E	50.00'
L5	N58°13'08"W	50.00'
L6	N31°46'52"E	50.00'
L7	S58°13'08"E	50.00'
L8	N14°56'43"E	45.41'
T-L1	S72°48'53"E	40.06'

CURVE	RADIUS	DELTA ANGLE	LENGTH	TANGENT	CHORD BRNG	CHORD
C1	310.00'		464'±	TO CL CREEK		
TIE	310.00'	71°23'41"	386.28'	222.74'	S33°42'00"E	361.77'
C2	280.00'	30°54'42"	151.06'	77.42'	S35°37'06"W	149.24'
C3	35.00'	90°26'25"	55.25'	35.27'	S65°22'57"W	49.69'
C4	240.00'	70°45'30"	296.39'	170.43'	N56°02'18"E	277.91'
C5	40.00'	110°29'18"	77.14'	57.65'	S33°20'18"E	65.73'
C6	35.00'	85°58'25"	52.52'	32.62'	S64°53'33"W	47.73'
C7	35.00'	91°11'25"	55.70'	35.73'	N24°56'10"W	50.01'
C8	50.00'	87°19'01"	76.20'	47.71'	S22°17'16"E	69.04'

CRISS CROSS PROPERTIES, LLC
D.B. 629, PG. 1988
TAX PARCEL: 33-8

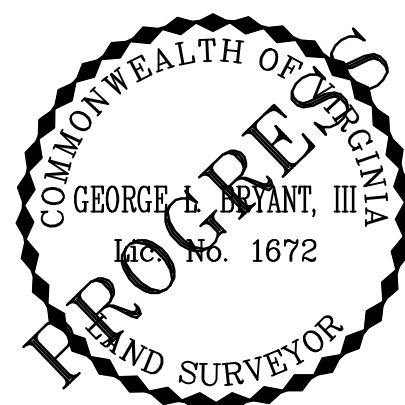
**COMPILED PLAT SHOWING 3 PARCELS
OF LAND ON THE WEST LINE OF
NORTH COURTHOUSE ROAD,
STATE ROUTE 155**

CUMBERLAND DISTRICT * NEW KENT COUNTY, VIRGINIA
DATE: DECEMBER 12, 2014
SCALE: 1"=100'



KOONTZ-BRYANT, P.C.
SITE DEVELOPMENT SOLUTIONS

1703 N. PARHAM ROAD, SUITE 100, RICHMOND, VIRGINIA 23229
(804)740-9200 kbpc@koontzbryant.com FAX (804)740-7338



PROPERTY LINE
2392'± ALONG
CENTER LINE
OF CREEK

PARCEL 1
68.5± ACRES
KENTLAND INVESTMENTS, LLC
D.B. 392, PG. 868
A PORTION OF
TAX MAP ID: 33B1-1

①
N/F
0.057 ACRE
(NOT INCLUDED IN SUBJECT PROPERTY)
CHESAPEAKE FOREST
PRODUCTS COMPANY, LLC
D.B. 253, PG. 321
D.B. 167, PG. 308
A PORTION OF
TAX PARCEL: 33B1-1

APPOX.
LOCATION
100 YR.
FLOODPLAIN

N63°33'10"W 224.08'

N55°05'26"W 268.44'

N57°30'38"W 314.36'

BEGIN PROPERTY
LINE ALONG
CREEK

EASEMENTS

THE EASEMENTS SHOWN ON THIS COMPILED PLAT WERE TAKEN FROM A PLAT ENTITLED "PLAT SHOWING 68.5± ACRES OF LAND LYING ON THE WEST LINE OF STATE ROUTE 155" PREPARED BY KOONTZ-BRYANT, P.C. DATED MARCH 5, 2003, P.B. 15, PG. 130 AND SCHEDULE B-II OF A TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 14189-KENTLAND, DATED: NOVEMBER 28, 2014.

PER THE EASEMENTS FROM SCHEDULE B-II OF THE TITLE COMMITMENT PLEASE NOTE THE FOLLOWING:

ITEMS a., b., c., 1 AND 3 ARE NON SURVEY ITEMS AS IT RELATES TO A COMPILED PLAT AND WERE NOT ADDRESSED.

ITEMS 12, 19 (D.B. 80, PG. 652, D.B. 299, PG. 717), 33 AND 38 APPLY TO THE SUBJECT PROPERTY AND ARE SHOWN HEREON.

ITEMS 4, 7, 35, 41, AND 42 APPLY TO THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED.

ITEM 5 APPLIES TO THE SUBJECT PROPERTY BUT THE REFERENCED INSTRUMENT WAS NOT PROVIDED AND THEREFORE IT CANNOT BE PLOTTED.

ITEMS 14, 16, 17, 19 (D.B. 22, PG. 55, D.B. 22, PG. 56, D.B. 22, PG. 122, D.B. 22, PG. 226, D.B. 34, PG. 350, D.B. 36, PG. 323, D.B. 37, PG. 184, D.B. 42, PG. 112) 20, 22, 23, 27, 28, 29, 30, 31, 32, 34, 36, 37, AND 39 MAY APPLY TO THE SUBJECT PROPERTY BUT THE REFERENCED INSTRUMENTS AND/OR PLATS WERE NOT PROVIDED AND THEREFORE THEY CANNOT BE PLOTTED.

ITEMS 11, 15 (D.B. 16, PG. 74, D.B. 24, PG. 454, D.B. 28, PG. 313, D.B. 28, PG. 347) 19 (D.B. 34, PG. 51, D.B. 37, PG. 177, D.B. 38, PG. 342, D.B. 38, PG. 344, D.B. 107, PG. 26, D.B. 217, PG. 503, D.B. 264, PG. 431) 26 (D.B. 248, PG. 111, D.B. 249, PG. 78) AND 43 MAY APPLY TO THE SUBJECT PROPERTY BUT THE LOCATION COULD NOT BE DETERMINED THEREFORE THEY CANNOT BE PLOTTED.

ITEMS 6, 8, 9, 10, 13, 15 (D.B. 90, PG. 351, D.B. 91, 574, D.B. 93, PG. 169), 18, 19 (D.B. 29, PG. 308, D.B. 45, PG. 245, D.B. 71, PG. 350, D.B. 94, PG. 504, D.B. 99, PG. 793, D.B. 106, PG. 243, D.B. 109, PG. 675, D.B. 138, PG. 459, D.B. 217, PG. 508, D.B. 217, PG. 509, D.B. 228, PG. 290, D.B. 246, PG. 323, D.B. 307, PG. 541) 21, 24, 25, 26 (D.B. 231, PG. 356, D.B. 234, PG. 258, D.B. 244, PG. 802, D.B. 278, PG. 751, D.B. 300, PG. 323) AND 40 DO NOT AFFECT THE SUBJECT PROPERTY.

CRISS CROSS PROPERTIES, LLC
D.B. 629, PG. 1988
TAX PARCEL: 33-1A

NOTES

THE INFORMATION SHOWN ON THIS COMPILED PLAT WAS TAKEN FROM A PLAT ENTITLED "PLAT SHOWING 68.5± ACRES OF LAND LYING ON THE WEST LINE OF STATE ROUTE 155" PREPARED BY KOONTZ-BRYANT, P.C. DATED MARCH 5, 2003 AND KENTLAND SUBDIVISION, SECTION 1 (P.B. 15, PG. 130).

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES X AND A AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 51127C0185B, EFFECTIVE DATE SEPTEMBER 25, 2009.

THIS COMPILED PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, DATED NOVEMBER 28, 2014. COMMITMENT NO. 14189-KENTLAND.

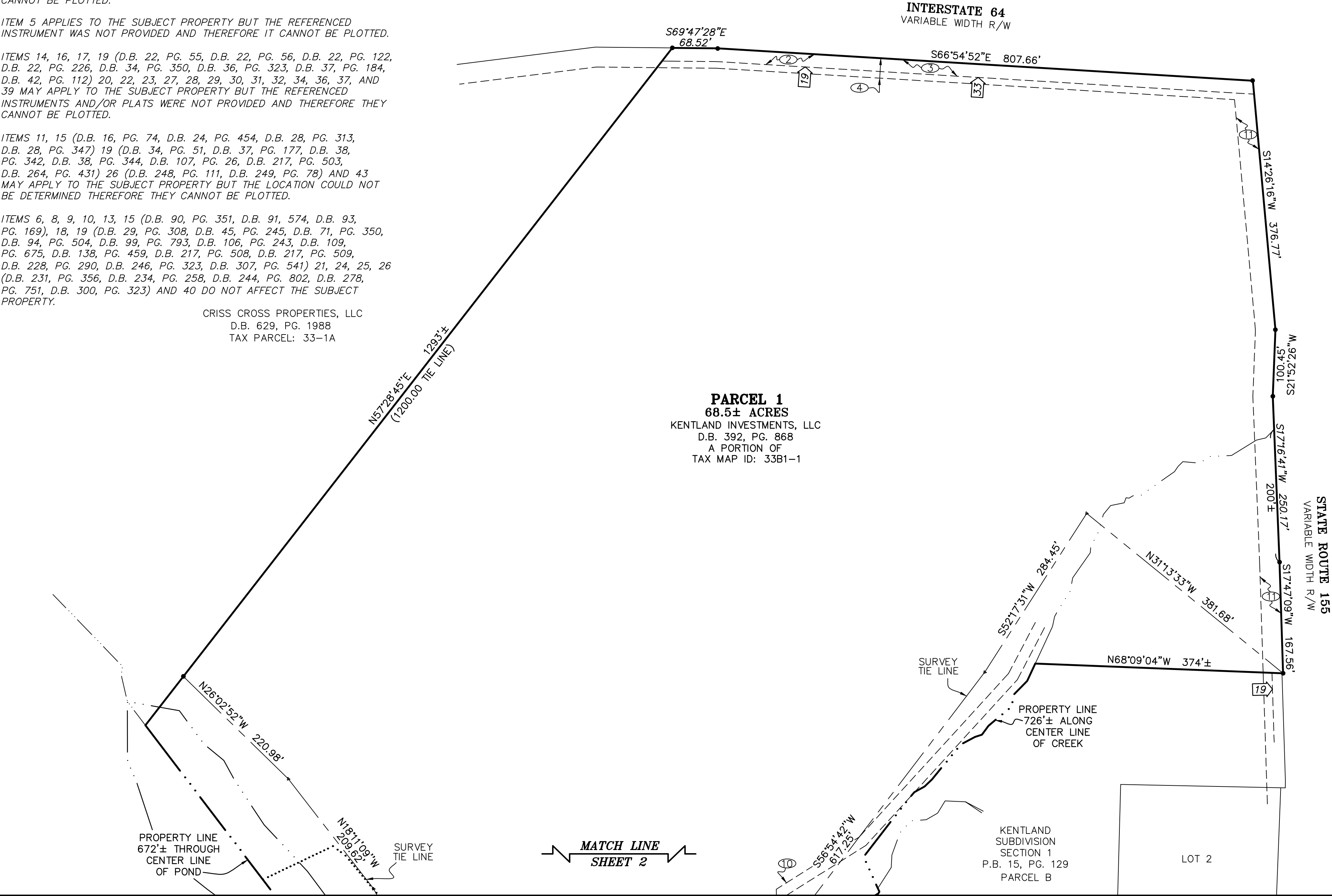
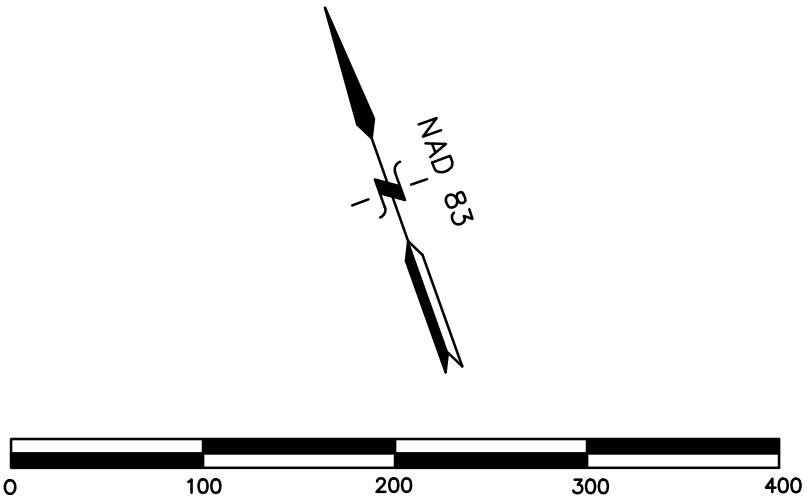
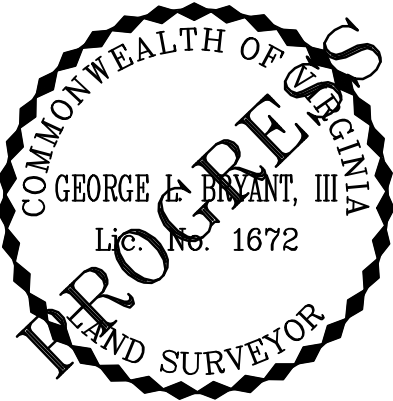
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