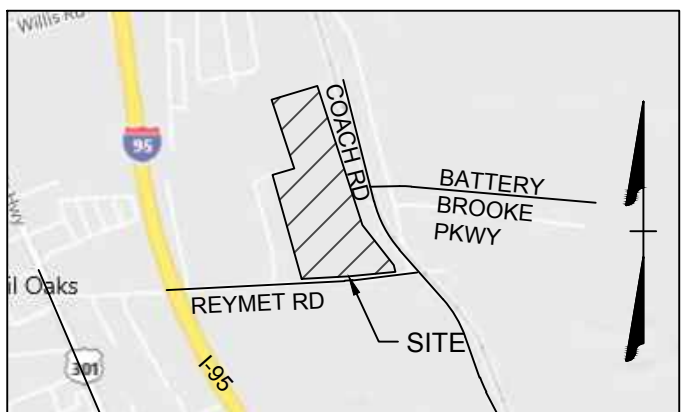
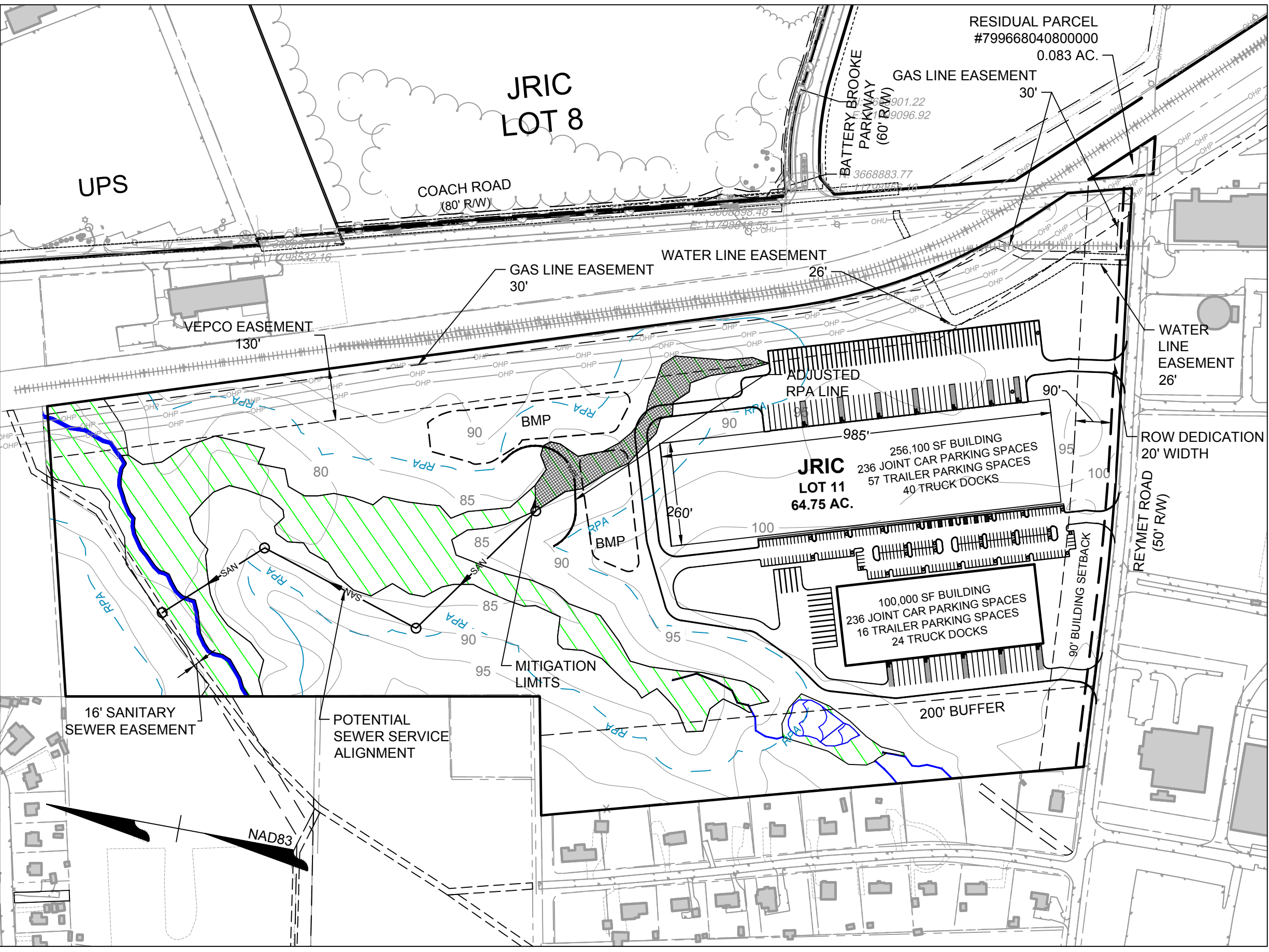


**LEGEND**

CURRENT	IMPACTED
WETLAND	WETLAND
STREAM	STREAM
OPEN WATER	OPEN WATER
RESOURCE PROTECTION AREA	

**TOTAL LOT 11 = 64.75 AC**  
 WATERS OF THE U.S. = 1820 LF  
 WETLANDS/RPA = 26.33 AC  
 WETLANDS/RPA POST MITIGATION = 21.94 AC  
 16' SANITARY EASEMENT = 0.26 AC  
 VEPCO EASEMENT = 8.49 AC

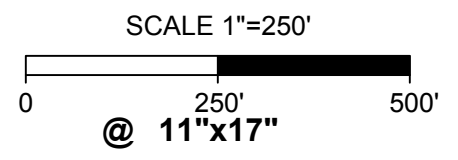


**VICINITY MAP**  
 SCALE: 1" = 2000'

Location: Chesterfield County, VA  
 Owner: Reynolds Real Estate Ventures, LLC  
 Contact: Bob Gunst | Cell: (804) 301-6953  
 bobgunst@bobgunst.com

# JRIC LOT 11 FLEX OPTION 1

03/05/2026



S:\10646325\004-PROJECT\_GALE\DWG\SHEET\EXHIBIT\2026-02-05-LOT 11 LAYOUT 5.DWG - 3/5/2026 - Joe Alessio

