

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL # 51041C0335E, EFFECTIVE DATE MAY 8, 2024

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

NOTES:

- ALL DISTANCES SHOWN ARE IN US SURVEY FEET
- EXEMPT, NO CHANGE FROM EXISTING CONFIGURATION

Charles C. Townes, II

SURVEYOR

REFERENCES

- CRADDOCK POINT SECTION 2 SUBDIVISION PLAT P.B. 44, PG. 80 D.B. 1542, PG. 301
- D.B. 1685, PG. 186
- D.B. 1704, PG. 492
- D.B. 10472, PG. 663
- P.B. 236, PG. 62-70

COUNTY OF CHESTERFIELD.
PARCEL ID: 797651844800000
D.B. 3851 PG. 713

WALLACE PROPERTIES LLC.
PARCEL ID: 799651074000000
D.B. 14608 PG. 139

SWIFTRUN ROAD
50' R/W
454.29' (TOTAL)

CHESTER DENTAL PROPERTY LLC.
PARCEL ID: 799651447600000
D.B. 10294 PG. 847

CHESTER DENTAL PROPERTY LLC.
PARCEL ID: 799651476600000
D.B. 10294 PG. 847

CHESTER DENTAL PROPERTY LLC.
PARCEL ID: 799651485800000
D.B. 10294 PG. 847

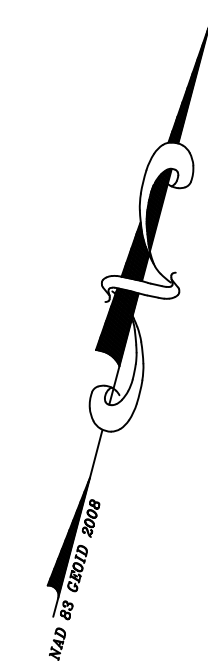
M & H INVESTMENTS LLC
PARCEL ID: 799651285700000
D.B. 11787 PG. 16

TRICE REALTY LLC.
PARCEL ID: 799651524700000
D.B. 6814 PG. 480

WALLACE PROPERTIES LLC.
PARCEL ID: 799651452900000
D.B. 3908 PG. 884

WALLACE PROPERTIES LLC.
PARCEL ID: 799651501300000
D.B. 3908 PG. 884

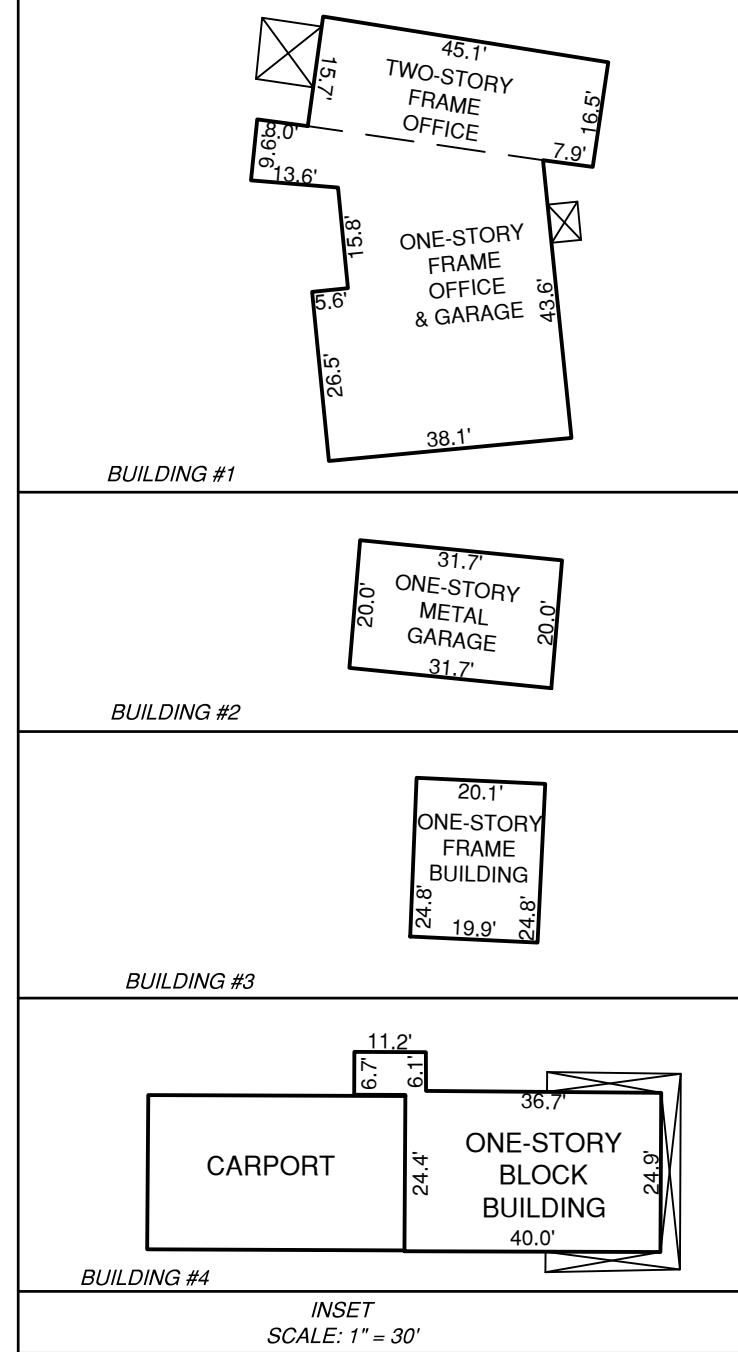
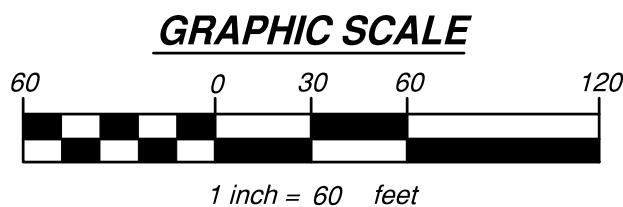
PRIMAX PROPERTIES LLC
PARCEL ID: 799650578600000
D.B. 13101 PG. 782



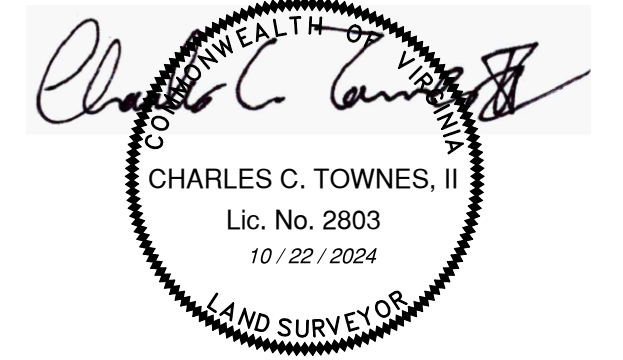
16' SANITARY SEWER EASEMENT
D.B. 1696, PG. 1662
D.B. 2121, PG. 313

16' SANITARY SEWER EASEMENT
D.B. 1493, PG. 838

16' SANITARY SEWER EASEMENT
D.B. 1696, PG. 1662
D.B. 2121, PG. 313



THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON OCTOBER 11, 2024. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.



PLAT SHOWING TAX PARCELS:
799651501300000, 799651452900000,
799651285700000, & 799651074000000
SITUATED ALONG ROUTE 1
AND SWIFT RUN ROAD
WALLACE PROPERTIES LLC.
BERMUDA DISTRICT
CHESTERFIELD COUNTY, VIRGINIA
DATE: OCTOBER 22, 2024 SCALE: 1" = 60'

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