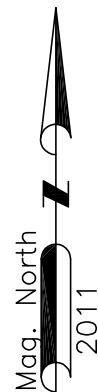


Maxey-Hines & Associates, P.C.

P.O. BOX 90 FARMVILLE VIRGINIA 23901

TEL: 434-392-8827



L=39.26'
R=25.00'
 $\Delta=89^{\circ}58'50''$
C LEN=35.35'
BRG=N52°40'30"E

Set Iron
(Flush)

Osborne Road
Variable R/W

Set Iron
(Flush)

S82°20'05"E 125.01'

Exist. 10' Drainage Esmt.
D.B.1789, p.1108

Found Iron
(Buried)

Perdue Avenue
50' R/W

**0.69
Acres**

GPIN7966599511
McLaughlin, LLC
D.B.5845, p.633
P.B.146 p.8

N07°41'05"E
149.87'

40' front setback

35' corner sideyard

15' sideyard

200.86'
S07°41'05"W

Set Iron
(Flush)

25' rearyard

Set Iron
(Flush)

150.37'

N82°18'55"W

Found
Iron

L=25.95'
R=916.53'
 $\Delta=01^{\circ}37'20''$
C LEN=25.95'
BRG=N08°29'45"E

GPIN7966588099
Lejuan D. Taylor
D.B.8882, p.843
P.B.48 p.85

Notes:

1. Tax Map Parcel 796659801400000. GPIN 7966598014.
2. This plat has been prepared without the benefit of a title examination and therefore does not show all easements or encumbrances on the property.
3. This plat is based on a current field survey.
4. Zoned R-15



To all parties interested in title to premises surveyed; This plat agrees with found plats, deed descriptions, ground evidence, and local witnesses as near as possible.

SCALE: 1in.=50ft. DATE: Oct. 28, 2011 ACREAGE: **0.69 Acres**
REQUESTED BY: JCM III, L.L.C.
OWNER(S): JCM III, L.L.C. D.B.9476, p.511

LOCATED IN: **Bermuda District, Chesterfield County, Virginia**
PURPOSE: To delineate boundaries of subject premises.