

FOR SALE

64+/-ACRES - POROPOTANK RIVER - GLOUCESTER COUNTY,



PROPERTY SUMMARY

- Excellent long-term investment opportunity with views of Morris Bay on Poropotank River as well as deep water access
- 32+/-acres of manicured pasture, 15+/-acres of woodland with remaining balance in marshland
- Property recorded in three building lots (31.35 acres, 20.38 acres & 12.44 acres)
- Approximately 1,200' of frontage on SR684 (Starvation Road - recently paved)
- Only minutes to the York River by water with excellent fishing and access to the Chesapeake Bay
- Currently zoned RC1 and identified as tax map parcels #21-7, 7A & 7B
- Strong populations of deer, turkeys and waterfowl with excellent hunting opportunities
- **Directions:** From West Point head east of SR33, then right on SR14 all the way to RT17. South on RT17 to Woods Crossroads, then right on SR722 (Davenport Rd) all the way to Signpine, then right on SR617 (Red Bank Rd) and then left on SR684 (Starvation Rd). Property begins approximately 1.5 miles on the right.
- Offered for \$995,000

Contact:

Hank Campbell

Office: 804.433.1818

Fax: 804.346.5901

hcampbell@commonwealthcommercial.com

****PROPERTY INFORMATION ABVAILABLE AT *COMMONWEALTHCOMMERCIAL.COM* , *LOOPNET.COM*,
LANDSOFAMERICA.COM & *COSTAR.NET*****

Commonwealth Commercial Partners, Inc. represent s the Owners of this property.
Information contained within is deemed reliable, but is not guaranteed.



7130 Glen Forest Drive, Suite 110, Richmond, VA 23226
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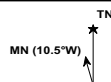


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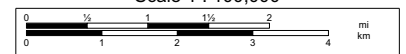
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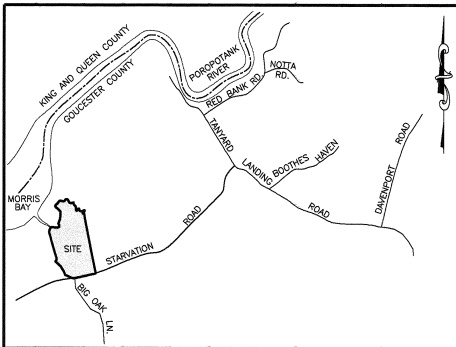


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(804) 433-1818
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Scale 1 : 100,000



1" = 1.58 mi Data Zoom 11-0



VICINITY MAP - NOT TO SCALE

OWNERS CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND LOTS 1-3 OWNED BY SHEPPARD GROUP, LLC. IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

SHEPPARD GROUP, LLC.

GARY SHEPPARD, MEMBER

8-24-06
DATE

STATE OF VIRGINIA

COUNTY OF York, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF August 2006

NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 31ST, 2007

CERTIFICATE OF LAND SURVEYOR

THIS SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING ±64.17 ACRES AND DESIGNATED AS LOTS 1-3 STANDING IN THE NAME OF SHEPPARD GROUP, LLC SITUATED IN THE PETERSWORTH MAGISTERIAL DISTRICT, IN THE COUNTY OF GLOUCESTER, VIRGINIA, WAS CONVEYED TO SHEPPARD GROUP, LLC BY DEED DATED JULY 14TH, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF GLOUCESTER COUNTY, VA. IN INSTRUMENT #060006219.

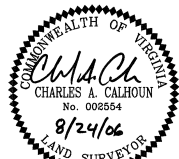
Charles A. Calhoun, L.S. # 002554

NOTES:

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- UNDERGROUND & OVERHEAD UTILITIES WERE NOT LOCATED.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED 4/19/06.
- PROPERTY LINES SHOWN WERE ESTABLISHED BY FIELD EVIDENCE FOUND AND RECORD DOCUMENTS AS NOTED.
- RIGHT-OF-WAY ALONG STARVATION ROAD WAS ESTABLISHED FROM THE PHYSICAL CENTERLINE OF GRAVEL ROAD.
- PARCELS TO BE SERVED BY INDIVIDUAL WELL & SEPTIC SYSTEMS.
- THIS IS A SUBDIVISION OF TAX MAP 21 PARCEL 7 & 7A.
- LOTS SHOWN LIE IN F.J.R.M. ZONE "X & AE" ACCORDING TO COMMUNITY PANEL 510071 0080 B DATED AUGUST 4, 1987.
- PROPERTY IS CURRENTLY ZONED: RC1 (RURAL COUNTRYSIDE).
- WETLANDS DELAYED BY ROTH ENVIRONMENTAL, LLC AUGUST, 2006.
- NO LAND DISTURBANCE IS ALLOWED IN THE RESOURCE PROTECTION AREA WITHOUT THE REVIEW AND APPROVAL BY THE DIRECTOR OF CODES COMPLIANCE OR HIS DESIGNEE.

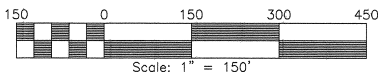
MINIMUM SETBACK REQUIREMENTS:

FRONT: 75'
SIDE: 50'
REAR: 100'



APPROVED
GLOUCESTER COUNTY, VA

BY: Jay Sandler 8/29/06
Subdivision Agent/Date



MINOR SUBDIVISION PLAT OF
LAND STANDING IN THE NAME OF
SHEPPARD GROUP, LLC.

LOCATED ON STARVATION ROAD

PETERSWORTH DISTRICT, GLOUCESTER COUNTY, VIRGINIA

DATE: 8/24/06 SCALE 1" = 150' JOB# 06-131

LandTech
Resources, Inc.
Surveying • Mapping • Land Design

5810-F Mooretown Road, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

TIE LINE TABLE (CLOCKWISE)

TIE LINE A-B	N 18°35'17" W	335.30'
TIE LINES B-C	N 29°56'47" W	698.22'
	N 23°02'35" E	618.33'
TIE LINES C-D	N 37°21'59" W	438.55'
	N 45°02'01" E	453.30'
	S 65°03'15" E	768.99'



N/F
TIMOTHY S. AND
JULIE J. TAYLOR
D.B. 489 PG. 266
C.P.B. 21-764(A-C)
T.M. 21-9

N/F
WILLIAM NELSON GRAY, JR, ET AL
W.B. 31 PG. 82
INST. #970006650
D.B. 88 PG. 213
D.B. 45 PG. 169 (PLAT)
T.M. 21-1

N/F
WILLIAM NELSON GRAY, JR, ET AL
W.B. 31 PG. 82
INST. #970006650
D.B. 88 PG. 213
D.B. 45 PG. 169 (PLAT)
T.M. 21-2

N/F
WILLIAM NELSON GRAY, JR, ET AL
W.B. 31 PG. 82
INST. #970006650
D.B. 88 PG. 213
T.M. 21-3

N/F
ROBIN P. AND
SUSAN J. STANAWAY
INST. #020003702
T.M. 21-6B

N/F
COMMONWEALTH OF VIRGINIA
MARINE RESOURCES COMMISSION
D.B. 297 PG. 760
T.M. 21-6

N/F
TIMOTHY S. AND
JULIE J. TAYLOR
D.B. 489 PG. 266
C.P.B. 21-764(A-C)
T.M. 21-69

AREA CALCULATIONS:
LOTS 1, 2, AND 3 = ±64.17 ACRES
VDOT DEDICATION = 0.25 ACRES
TOTAL AREA = ±64.42 ACRES

NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C1	00°59'37"	S 62°09'42" W	52.11	6010.00	104.22	104.22
C2	05°51'41"	S 64°35'43" W	163.31	3190.00	326.33	326.19
C3	33°31'17"	S 84°17'12" W	102.49	340.00	198.92	196.09
C4	13°31'54"	N 85°43'06" W	20.59	173.53	40.98	40.89
C5	63°41'10"	N 59°09'59" W	83.84	135.00	150.06	142.45
C6	41°32'57"	S 68°12'58" W	37.94	100.00	72.52	70.94
C7	77°04'28"	S 85°58'43" W	23.89	30.00	40.36	37.38

STARVATION ROAD
STATE ROUTE 684
(VARIABLE WIDTH R/W)

NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	S 62°39'30" W	81.53'	L12	N 28°54'22" W	343.32'
L2	S 61°39'53" W	204.87'	L13	N 45°19'19" W	305.70'
L3	N 78°57'10" W	133.89'	L14	N 27°19'24" W	216.74'
L4	N 37°55'20" W	105.46'	L15	S 88°59'26" W	203.40'
L5	N 45°53'31" W	231.00'	L16	S 47°26'29" W	97.54'
L6	N 60°12'19" W	235.12'	L17	N 55°29'03" W	21.96'
L7	N 00°00'09" E	207.49'	L18	N 55°29'03" W	24.84'
L8	N 35°47'58" E	143.86'	L19	N 08°36'19" W	394.23'
L9	N 35°47'58" E	157.68'	L20	N 55°50'43" W	439.65'
L10	N 87°01'12" E	543.20'	L21	N 84°55'44" W	80.02'
L11	N 31°32'11" W	225.35'			

LEGEND

IRF = IRON ROD FOUND
IRS = IRON ROD SET
P = PRIMARY DRAIN FIELD
R = RESERVE DRAIN FIELD
#AH1 = SOIL BORING NUMBER

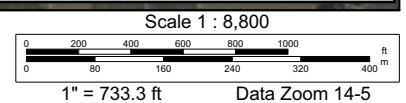
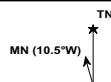


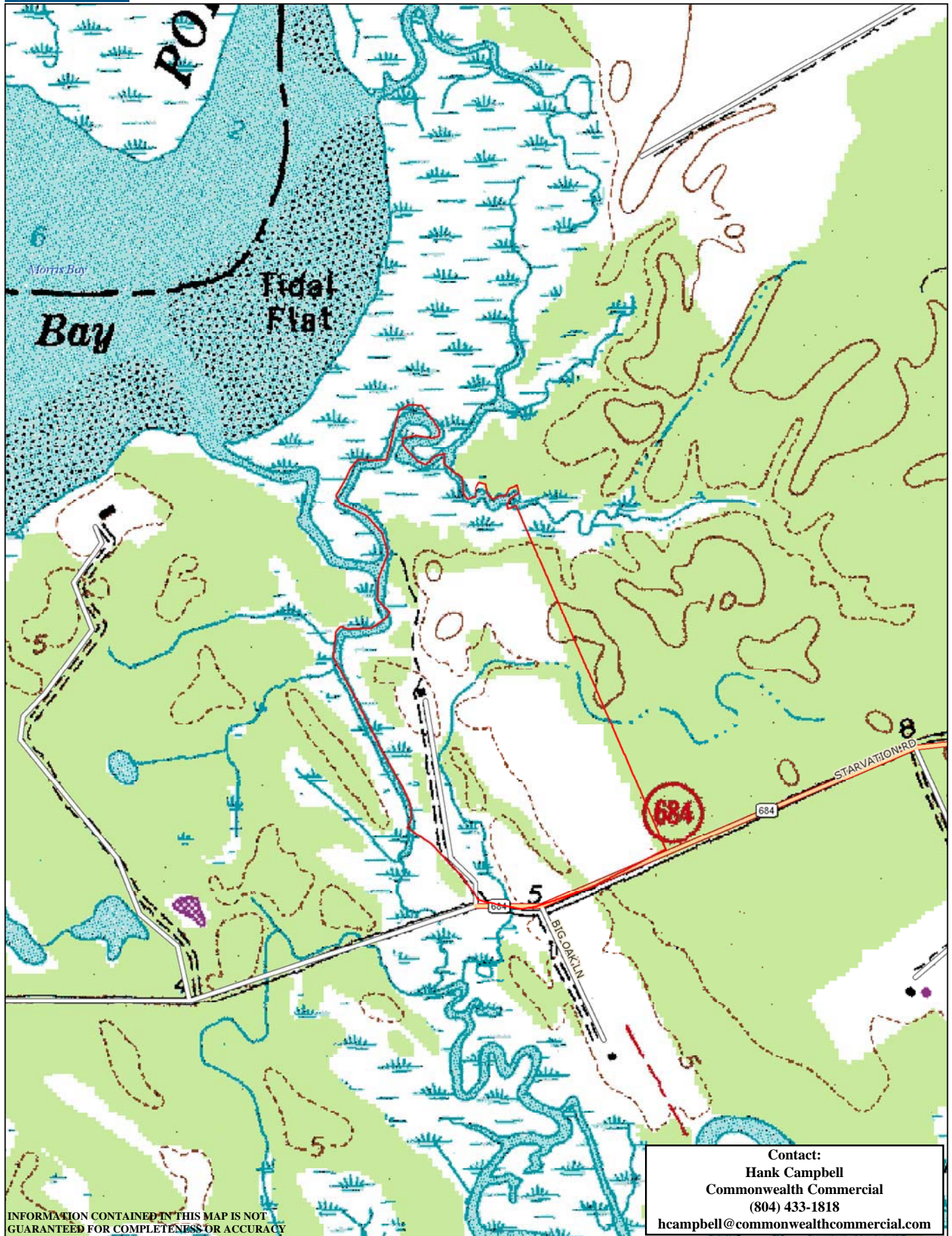
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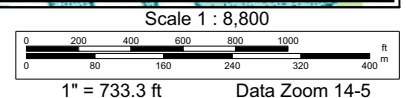
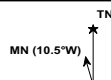


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