

FIVE COMMERCIAL LOTS ON HWY 60
AVAILABLE INDIVIDUALLY IN 15-ACRE +/- SITES
OR A COMBINATION OF MULTIPLE SITES
IN "POCAHONTAS STATION" DIVISION
NEW KENT COUNTY, VA

ASKING PRICES - \$225,000 TO \$249,950
PER LOT



REPRESENTED BY:

G. EDMOND MASSIE, IV
ALC, CCIM, MBA
804-754-3474

JEFFREY S. HUFF
ALC, FORESTER
804-750-1207

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PROPERTY DESCRIPTION

The subject properties are shown on New Kent County Tax Map records as parcel numbers 30-6-1, 30-6-2, 30-6-3, 30-6-4, and 30-6-5. According to the tax records, the subject properties range from 14.431 Acres (Lot 3) to 15+ Acres (Lots 1, 2, 4 & 5). The deeds are recorded in Deed Book 279 on Page 351 and in Deed Book 613 on Page 628. The plat is recorded in Plat Book 15 on Page 51. A review of the New Kent County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment (2020)</u>	<u>Asking Price</u>
30-6-1	15.01	\$314,200	\$249,950
30-6-2	15.01	\$284,500	\$249,950
30-6-3	14.431	\$283,600	\$225,000
30-6-4	15.01	\$284,500	\$249,950
30-6-5	15.00	\$282,800	\$249,950

The subject properties are currently zoned Business. These five wooded parcels each contain a useable building site ranging between 2 acres +/- and 3.5 acres +/- in size fronting on the southside of U.S. Route 60 (Pocahontas Trail). The balance of each parcel is in wooded non-tidal wetlands that are unusable.

These lots are in the Bottoms Bridge Service District with county water and sanitary sewer available to each parcel. According to officials from New Kent Department of Public Utilities, there is a 12-inch water line located on the northside of Route 60. There is a 12-inch gravity sewer line on the west side of the sewer pump station (SPS) on TM # 30-6-3A and an 8-inch gravity sewer line on the eastside of the SPS.

The subject parcels are located about 1.8 miles +/- from Exit # 205 of Interstate 64 and about 1.4 miles +/- from the intersection of U.S. Highway 60 and Route 33/Route 249. Virginia Department of Transportation estimates an AADT of 12,000 vehicles in 2019 along that stretch of Highway 60 where the subject parcels are located.



PLAT

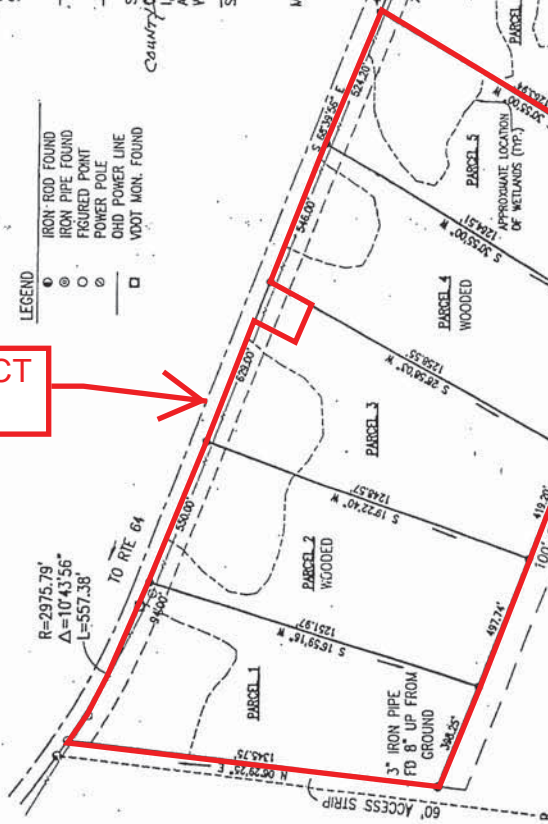
THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, AND AS SUCH, THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

I, STAFFORD C. CAMP, A LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME, THE UNDERSIGNED, AT THE DIRECTION OF THE OWNERS, AND THAT THE SUBDIVISION AS SHOWN HEREON IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COMEYED UNTO THE PRESENT OWNER(S) AND THAT CONCRETE STEEL PINS ARE ACTUALLY IN PLACE AT POINTS MARKED THUS "O" AND THAT THEIR LOCATIONS ARE CORRECTLY SHOWN.

DATE: 9-29-99
STAFFORD C. CAMP, LAND SURVEYOR, NO. 1861

- LEGEND
- IRON ROD FOUND
 - IRON PIPE FOUND
 - FIGURED POINT
 - POWER POLE
 - OHV POWER LINE
 - WOOD MON. FOUND

SUBJECT LOTS



PLAT SHOWING
SUBDIVISION OF PROPERTY
FOR
DONALD L. BENTON &
DELORES C. BENTON
"POCOHONTAS STATION"
BLACK CREEK MAGISTERIAL DISTRICT
NEW KENT COUNTY, VIRGINIA
SCALE: 1" = 300' SEPTEMBER 29, 1999
TOTAL AREA = 145.73 ACRES

I.P. 30 - 01
REFERENCE
FOR SURVEY
P.D.B. 279 - PG. 351
P.D.B. 279 - PG. 354

I.P. 30-1C
NOW OR FORMERLY
CAPITOL REGION
AIRPORT COMMISSION
D.B. 210 - PG. 508

NOTE:
THIS IS AN APPROVED PRIVATE SUBDIVISION PLAT PURSUANT TO SECTION 9-405 OF THE NEW KENT COUNTY CODE. THE RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED FOR PUBLIC USE.

SUBDIVISION AGENT
Morgan F. Day
DATE: 3/1/00

THE PRIVATE STREETS IN THE SUBDIVISION WILL NOT BE PAVED OR MAINTAINED WITH THE FUNDS OF NEW KENT COUNTY OR FUNDS ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION. IN ADDITION, NEW KENT COUNTY SCHOOL, TRANSPORTATION POLICES WILL NOT ALLOW SCHOOL BUSES TO TRAVEL AND PICK UP CHILDREN ON PRIVATE STREETS. IN THE EVENT THAT OWNERS OF LOTS IN THE SUBDIVISION SUBSEQUENTLY DESIRE THE ADDITION OF SUCH PRIVATE STREETS TO THE SECONDARY SYSTEM OF STATE HIGHWAYS FOR MAINTENANCE, THE COST TO UPGRADE IT TO THE PRESCRIBED STANDARDS MUST BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR NEW KENT COUNTY. PRIVATE STREETS IN THE SUBDIVISION ARE NOT DEDICATED AND ARE OWNED BY

THIS SUBDIVISION AND PLAT ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES OF UNDERSIGNED OWNER(S). THE UNDERSIGNED OWNER(S) CERTIFY THAT THIS SUBDIVISION IS A BONA FIDE DIVISION UNDER THE PROVISIONS OF SECTION 9-364 OF THE NEW KENT COUNTY CODE AND IS NOT SUBMITTED FOR THE PURPOSE OF CIRCUMVENTING THE SUBDIVISION ORDINANCES OF NEW KENT COUNTY.

OWNER: Donald L. Benton
DATE: MARCH 1, 2000
OWNER: Delores C. Benton
DATE: MARCH 1, 2000

STATE OF VIRGINIA
COUNTY OF HALLOWEE
TO WIT:
A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT DONALD L. BENTON & DELORES C. BENTON, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 1st DAY OF MARCH 2000 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE STATE AFORESAID, GIVEN UNDER MY HAND THIS 1st DAY OF March, 2000

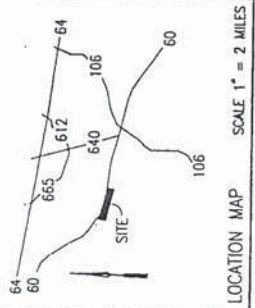
SIGNED: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/31/2001

NOTE: PARCELS 'A' & 'B' SHALL BE RESTRICTED TO THE PRIVATE ROAD. NO ACCESS TO THESE PARCELS SHALL BE ALLOWED FROM ROUTE 106.

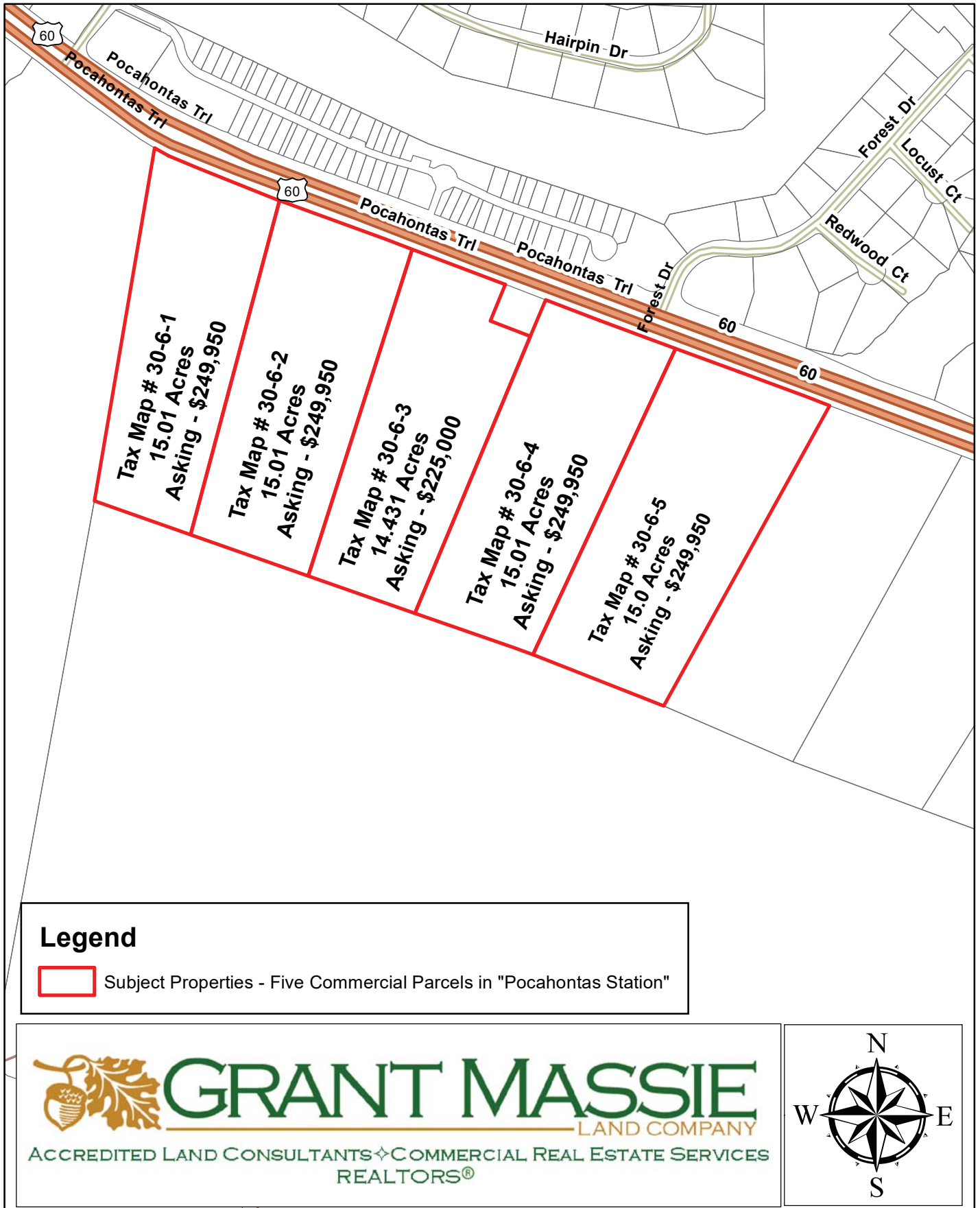
LOT AREAS:	15.01	ACRES
PARCEL 1	15.01	ACRES
PARCEL 2	15.01	ACRES
PARCEL 3	15.01	ACRES
PARCEL 4	15.01	ACRES
PARCEL 5	15.01	ACRES
PARCEL 6	15.01	ACRES
PARCEL 7	15.01	ACRES
PARCEL 8	15.01	ACRES
PARCEL 9	15.01	ACRES
PARCEL A	2.98	ACRES
PARCEL B	2.98	ACRES
PARCEL C	2.98	ACRES
PARCEL D	2.98	ACRES

I.P. 30-3-14A
NOW OR FORMERLY
GLENN A. REYNOLDS &
WENDY M. REYNOLDS

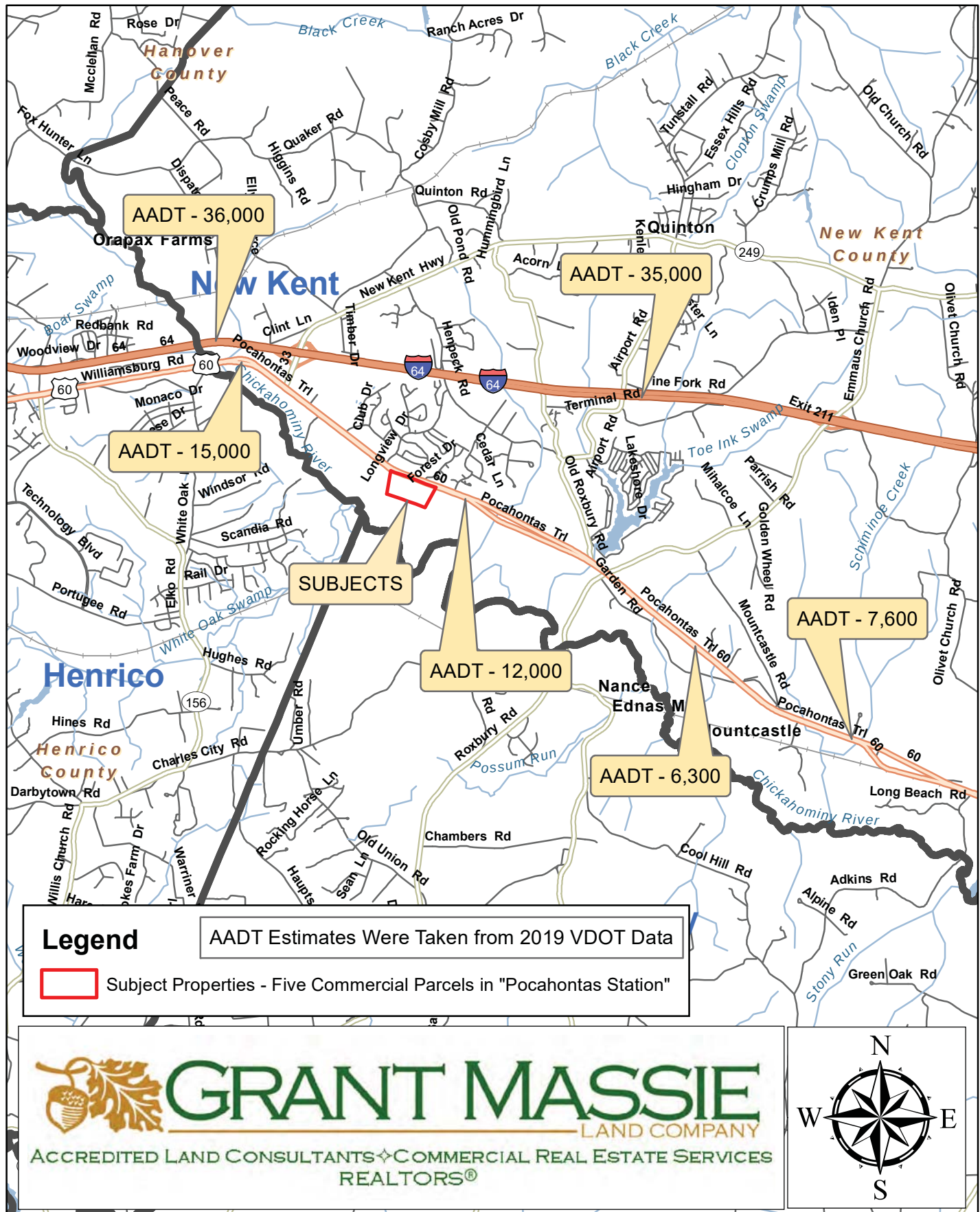
SV. CAMP & ASSOCIATES, INC.
22750 MAIN ST. COURTLAND, VIRGINIA 22624
703-248-45
703-248-44



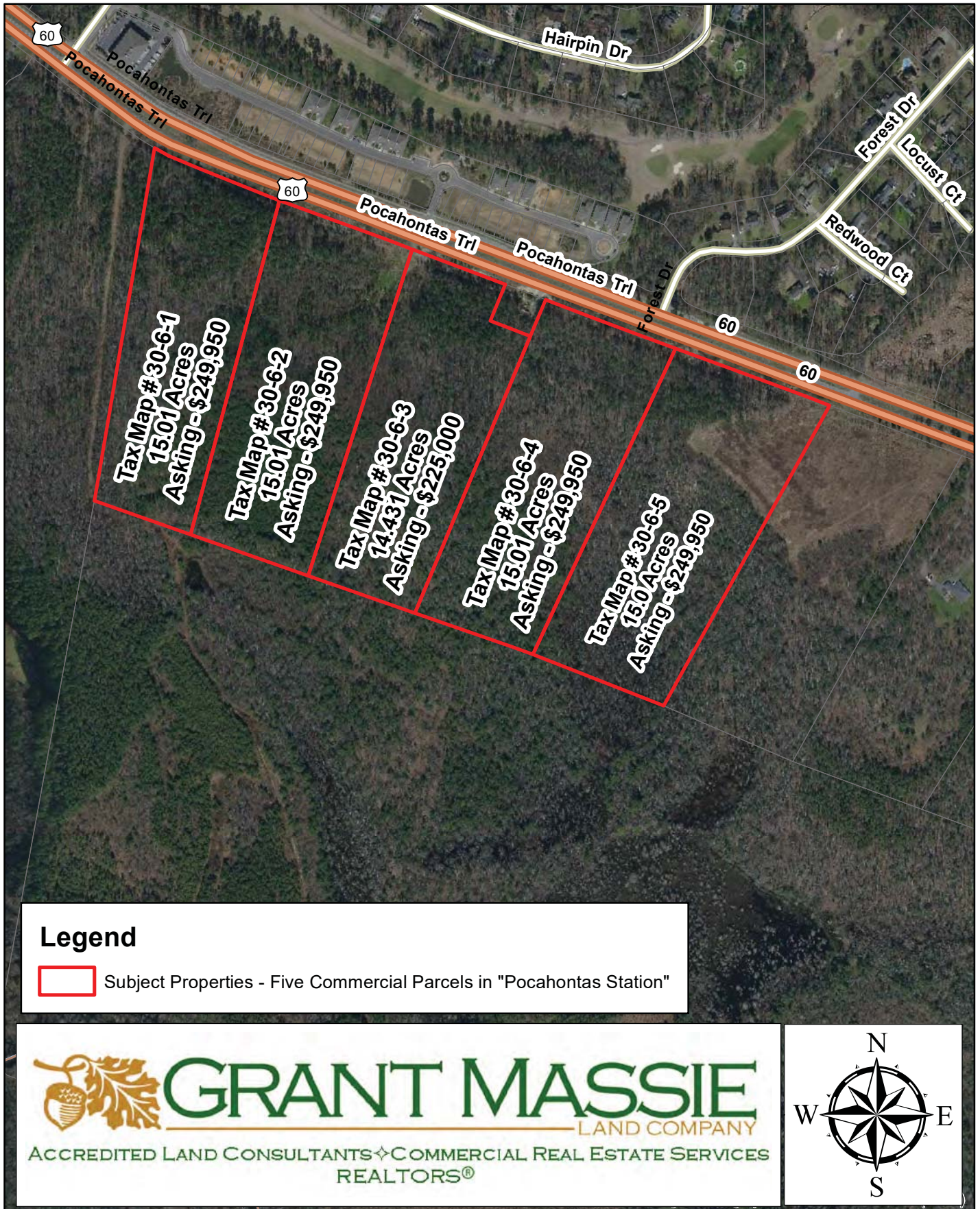
TAX MAP



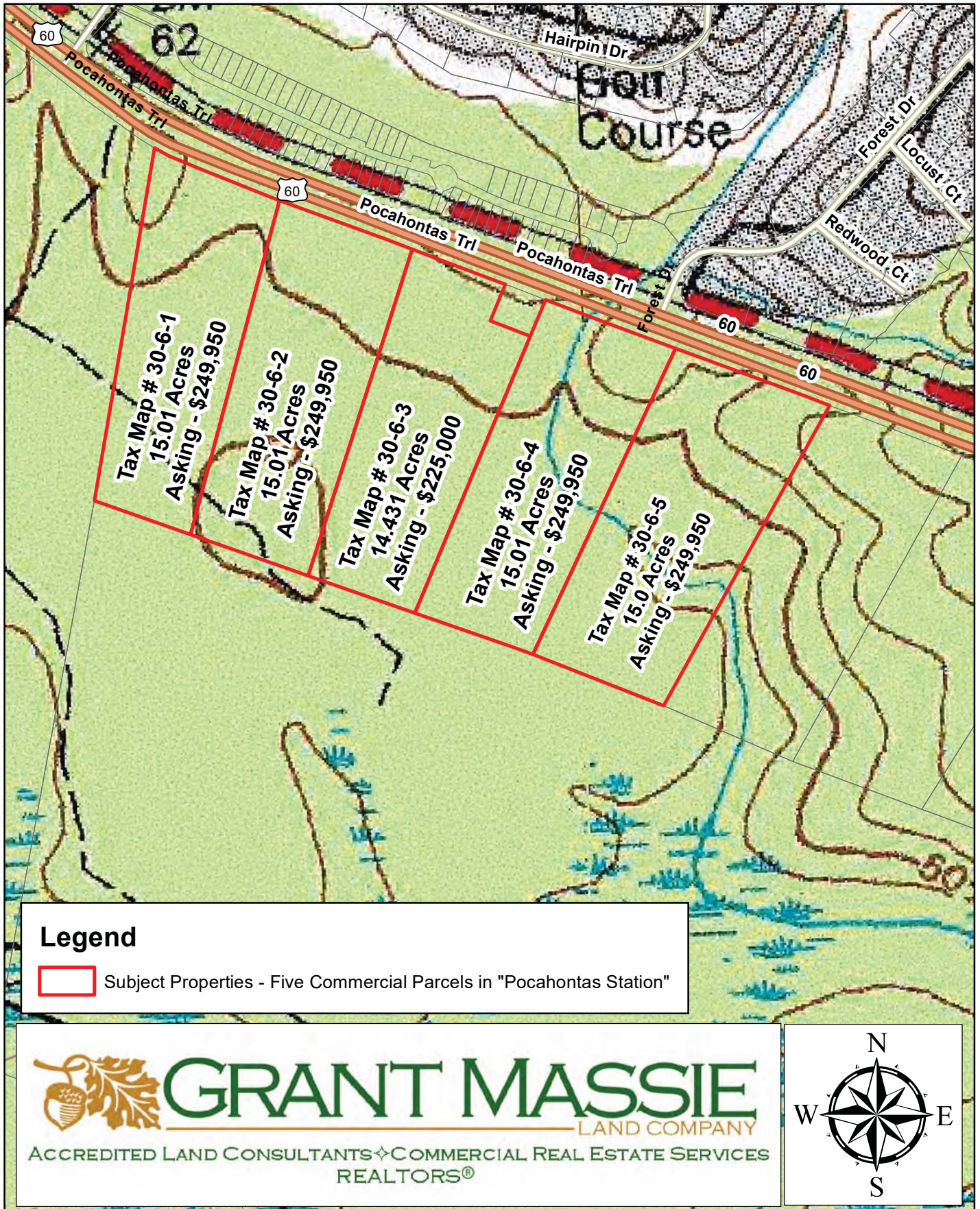
LOCATION MAP



AERIAL PHOTOGRAPH



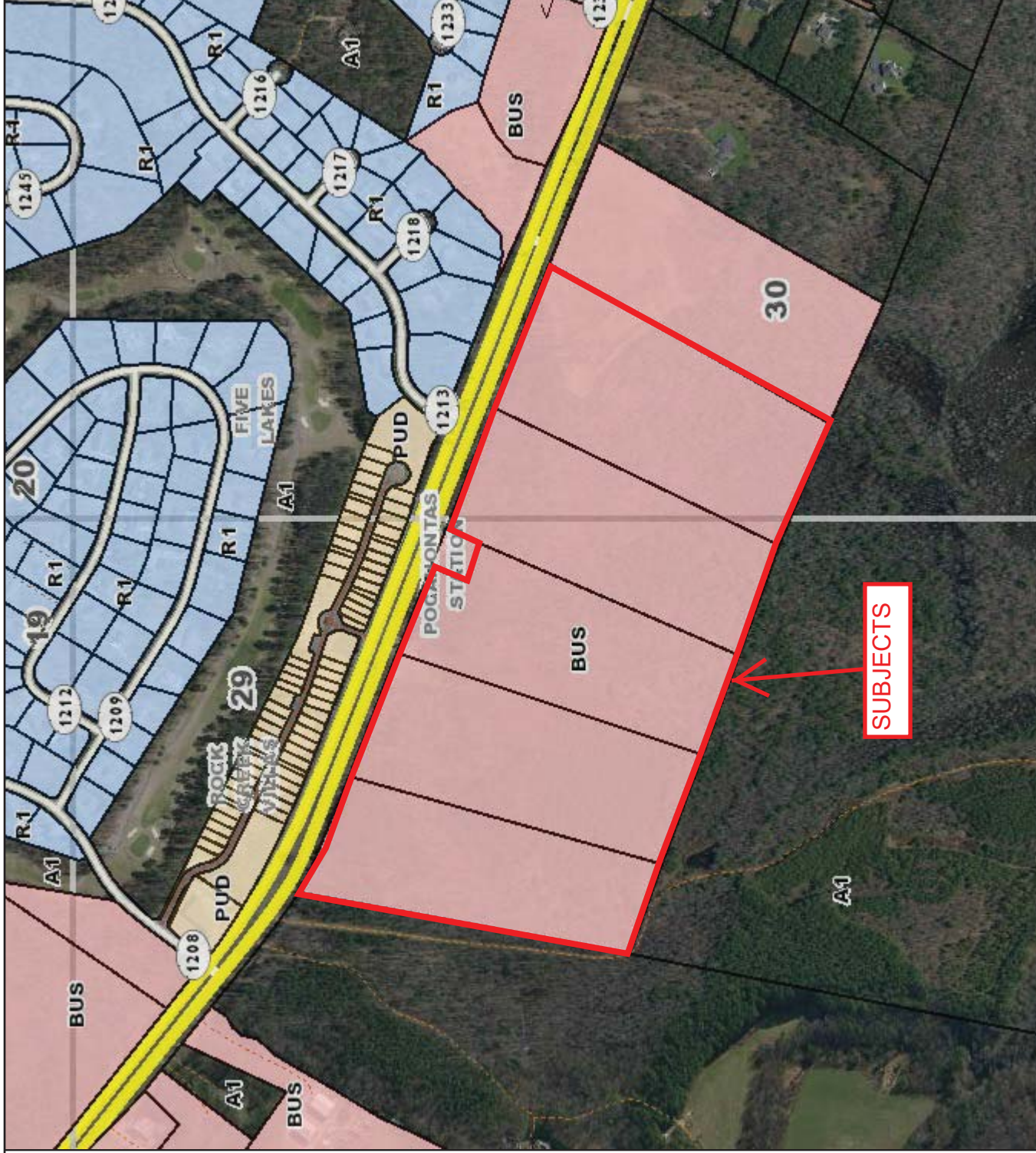
TOPOGRAPHIC MAP



New Kent County, Virginia

Legend

- Area County Boundaries
- Parks
- Zoning**
 - A1, AGRICULTURE
 - BUS, BUSINESS
 - C1, CONSERVATION
 - CHDD, CH DEV DISTRICT
 - EO, ECONOMIC
 - IND, INDUSTRIAL
 - PUD, PLANNED
 - R1, SINGLE FAM
 - R2, GEN RES
 - R3, MULTFAMRES
 - ROA, SINGLE FAM
 - School Board Properties
 - Parcels
 - Hooks
 - Subdivisions
 - Tax Map 600 Scale Grid
- Routes**
 - INTERSTATE
 - US HIGHWAY
 - VA PRIMARY
 - VA SECONDARY
 - PRIVATE
 - PAPER
 - INSTITUTIONAL PROPERTY
 - ISFR
 - RAMP
 - CROSSOVER
 - Ancillary Roads
 - Railroads



Title:

Date: 8/18/2020

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and New Kent County is not responsible for its accuracy or how current it may be.

UTILITY MAP



- A1, AGRICULTURE
- BUS, BUSINESS
- C1, CONSERVATION
- CHDD, CH DEV DISTRICT
- EO, ECONOMIC
- IND, INDUSTRIAL
- PUD, PLANNED
- R1, SINGLE FAM
- R2, GEN RES
- R3, MULTIFAMRES
- ROA, SINGLE FAM
- Built
- Under Construction
- Not Started
- Water Main
- San_PressPipe



Disclaimer: The County of New Kent assumes no liability either for any errors, omissions, or inaccuracies in the information provided in this map. The information is provided for general informational purposes only and is not intended to be used for any other purpose. The County of New Kent is not responsible for any errors, omissions, or inaccuracies in the information provided in this map. The information is provided for general informational purposes only and is not intended to be used for any other purpose.



Pocahontas Station