

Flood Statement

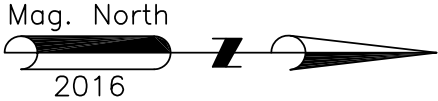
This land is situated in F.I.R.M. Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on Goochland County, Virginia Map No.51075C0180B, Effective Date Dec. 2, 2008.

Source of Title:

The property embraced within the limits of these parcels was conveyed to Sprouses Corner, LLC from William Medly by Instrument No. 160000768 dated Feb. 23, 2016 and recorded March 24, 2016 in the Clerk's Office of the Circuit Court of Goochland County, Virginia.

Legend:

—E—=Overhead Electric Line(s)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5870.00'	70.75'	70.75'	S79°38'55"E	0°41'26"
C2	4777.00'	206.10'	206.08'	S80°32'22"E	2°28'19"
C3	4777.00'	12.24'	12.24'	S81°50'56"E	0°08'49"
C4	1930.00'	121.39'	121.37'	S83°43'27"E	3°36'13"
C5	1930.00'	170.66'	170.60'	S88°03'33"E	5°03'59"
C6	6008.00'	145.52'	145.52'	S89°53'54"E	1°23'16"

LINE	BEARING	DISTANCE
L1	S79°59'38"E	302.41'
L2	S79°18'12"E	36.84'
L3	S79°18'12"E	297.63'
L4	S79°18'12"E	144.84'
L5	S81°55'20"E	243.09'
L6	N89°24'28"E	316.06'
L7	N89°24'28"E	182.82'
L8	S89°12'16"E	125.89'

State Route No. 613

Riddles Bridge Road
30' Prescriptive R/W

TM29-11-3
Florence L. Richardson
Fiduciary Account Book 57 p.248
D.B.164 p.772
w/plot

TM29-1-18
ECT Properties, LLC
Inst.No.050005735, Parcel 110
P.B.16 p.146

TM29-1-59
Matthew P. Kalan and
Susanne Kalan Trust
Inst.No.120002744

TM29-14-3
Sarah Elizabeth
Johnson Shelton
D.B.158 p.585
w/plot

TM29-14-4
Jeffrey C. Ellis
Robin H. Ellis
Inst.No.140003235
Plot D.B.158 p.393
Plot Inst.140001674

TM29-1-58A
Browhart, LLC
Inst.No.060000316
Plot D.B.116 p.350

TM29-1-57
David Lowmaster
Inst.No.140000848
P.C. A Slide 253

TM29-3-8
William Jenkins, Sr. and
Mary E. Jenkins Trust
Inst.No.140000251
P.B.4 p.134

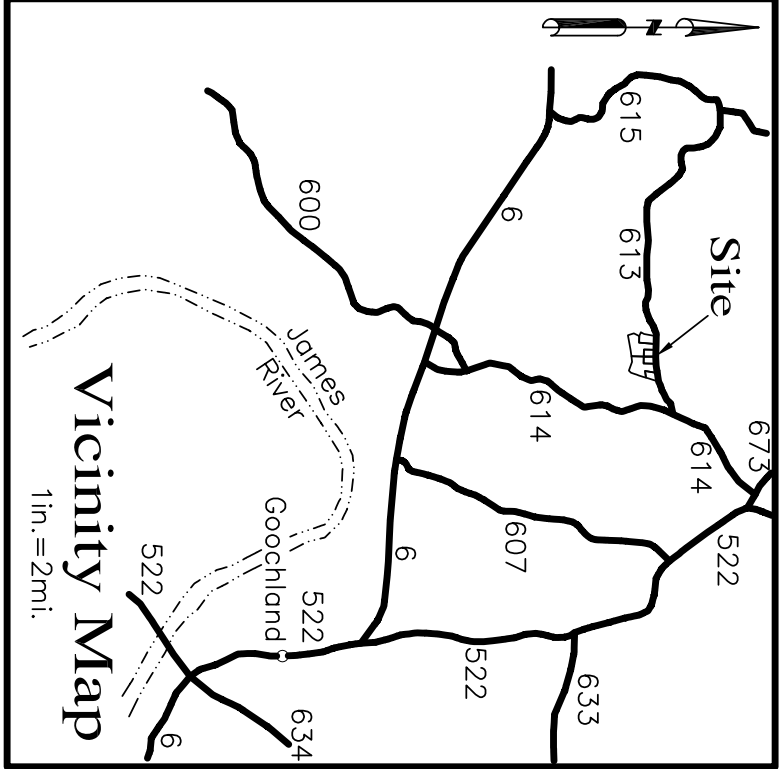
TM29-3-9A
Sharon Thompson
Inst.No.070003795
Plot D.B.119 p.368

TM29-3-9
Corinne Powell
D.B.80 p.204
P.B.4 p.134

TM29-3-10A
Evelyn Jackson
Inst.No.070002657
Plot D.B.146 p.122

TM29-3-11B
Junius L. Gray
Celestine J. Gray
D.B.220 p.456
P.C. A Slide 306

TM29-3-17
Charles W. Hawk
Inst.No.140001496
P.C. C Slide 6



Notes:

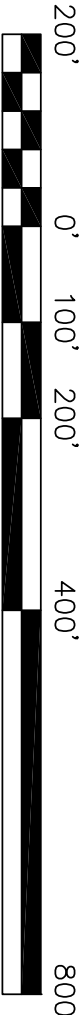
1. Tax Map Parcel No.29-1-0-61-0.
2. This plat has been prepared without the benefit of a title examination and therefore does not necessarily indicate all encumbrances on the property.
3. This plat agrees with found plots, deed descriptions, ground evidence and local witnesses as near as possible.
4. This plat is based on a current field survey.



16S0011
FB1199-18

The Woods at Riddles Bridge
Tax Map Parcel No.29-1-0-61-0
GPN 6749-42-6445
Lickinghole District, Goochland County, Virginia

June 6, 2016
Revised June 27, 2016
Revised September 30, 2016
Scale: 1 in.=200ft.



Maxey & Associates, P.C.
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