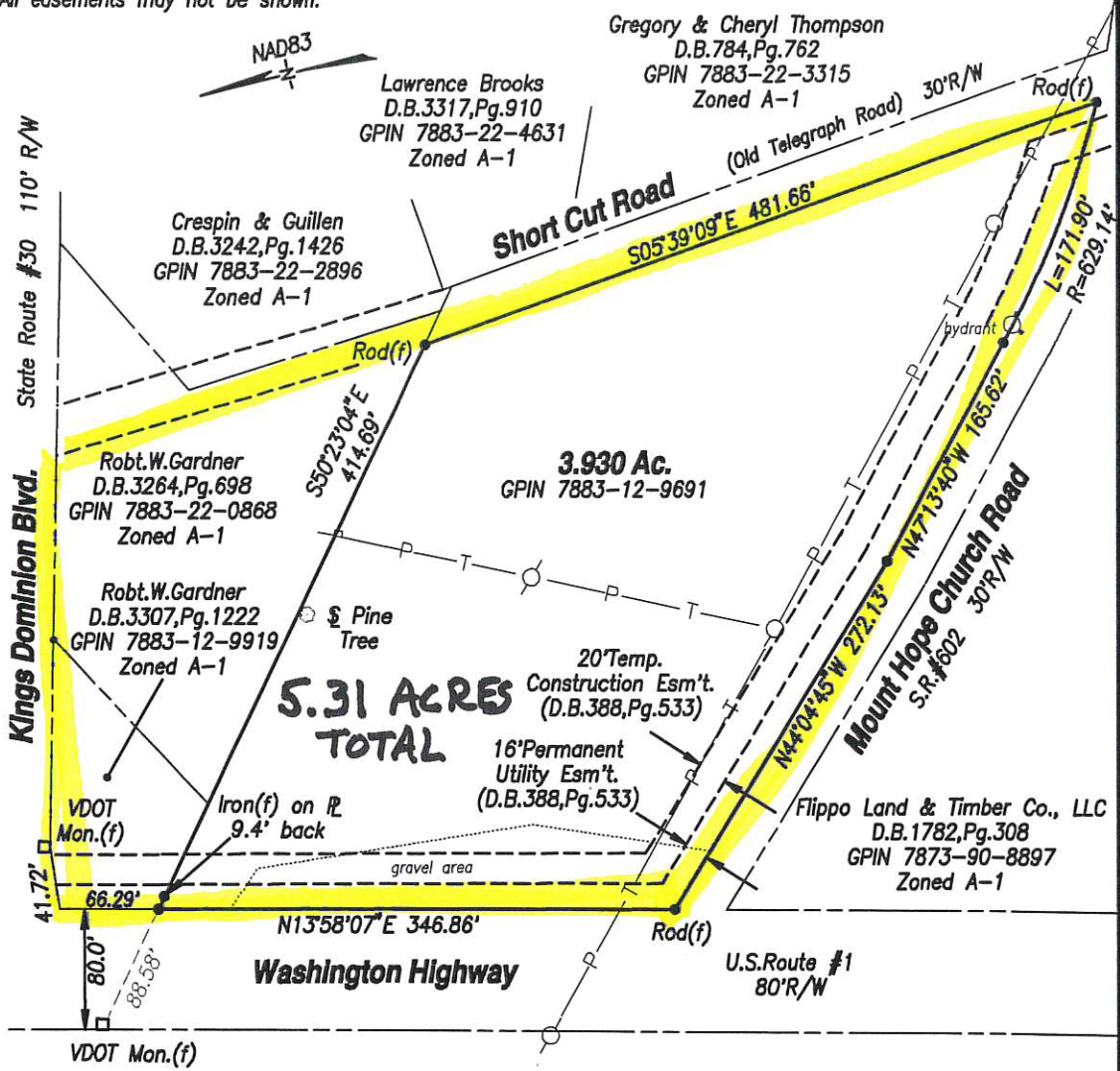


I hereby certify that this Boundary Survey, to the best of my knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects. All easements may not be shown.



Notes:

1. Owner: Robert Warren Gardner, D.B.3366, Pg.2942
2. Zoning: B-3
3. This survey performed without benefit of a title report.
4. Property shown hereon is in Flood Zone "X", a non hazard Flood Zone, from FEMA community panel 51085C0180B, dated 12/02/2008.



**Plat Showing a
Boundary Survey of
3.930 Acres of Land
Lying on the East Line of
U.S. Route 1
GPIN 7883-12-9691
Beaverdam District, Hanover County, Virginia**

Rev: Aug. 16, 2023
Date: May 30, 2023 Scale: 1"= 100' JN: 6719-0023

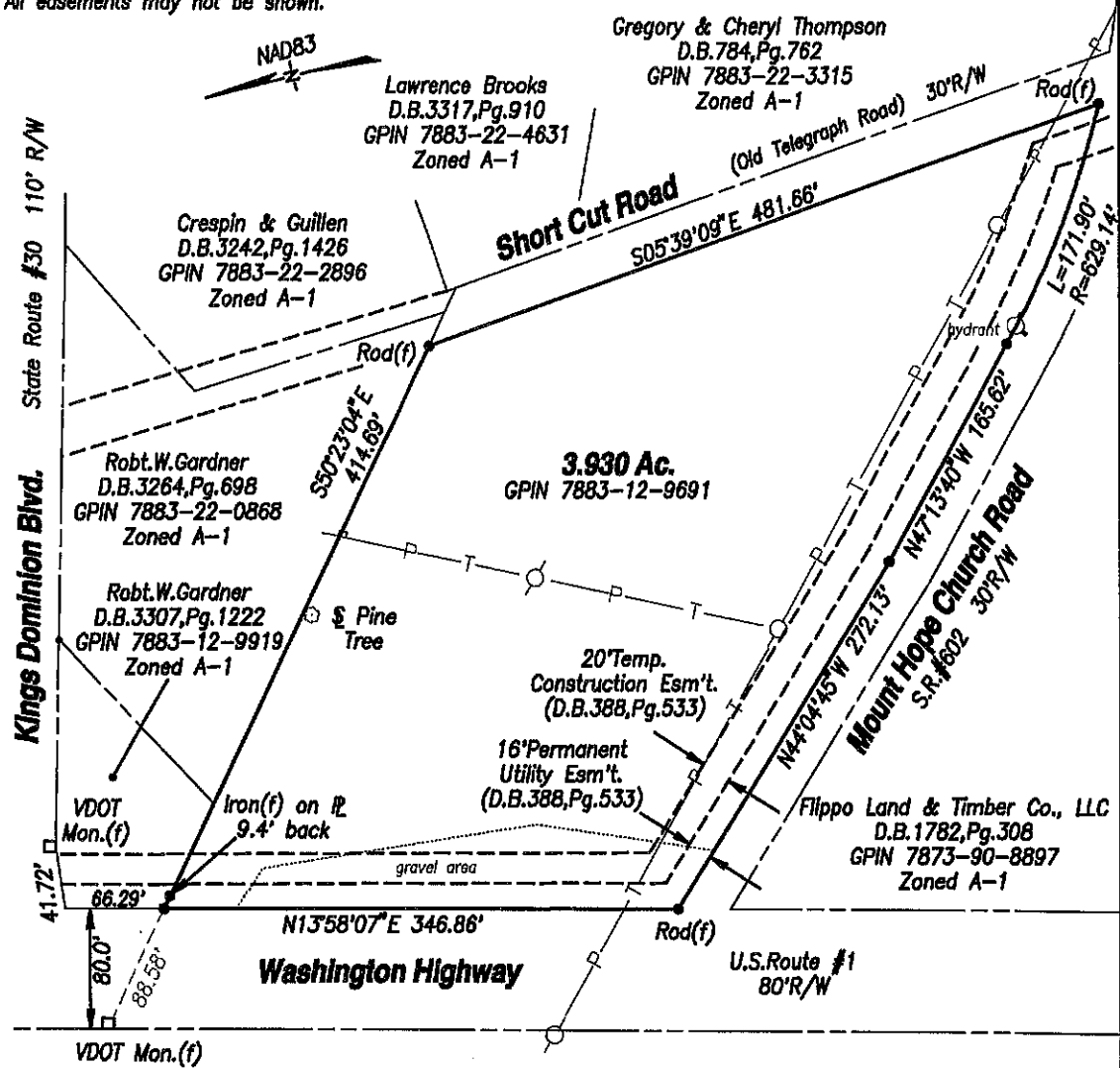


Goodfellow, Talbert, Beard, and Associates Inc.

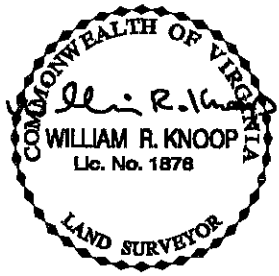
7104 Mechanicsville Turnpike / P.O. Box 539
Mechanicsville, Virginia 23111
(804) 746-7087 Fax (804) 730-7275

ENGINEERING - SURVEYING - PLANNING

I hereby certify that this Boundary Survey, to the best of my knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects. All easements may not be shown.



- Notes:
1. Owner: Robert Warren Gardner, D.B.3366, Pg.2942
 2. Zoning: B-3
 3. This survey performed without benefit of a title report.
 4. Property shown hereon is in Flood Zone "X", a non hazard Flood Zone, from FEMA community panel 51085C0180B, dated 12/02/2008.



**Plat Showing a
Boundary Survey of
3.930 Acres of Land
Lying on the East Line of
U.S. Route 1
GPIN 7883-12-9691
Beaverdam District, Hanover County, Virginia**

Rev: Aug. 16, 2023
Date: May 30, 2023 Scale: 1"= 100' JN: 6719-0023



Goodfellow, Gilbert, Beard, and Associates Inc.
 7104 Mechanicsville Turnpike / P.O. Box 539
 Mechanicsville, Virginia 23111
 (804) 748-7097 Fax (804) 730-7275
ENGINEERING - SURVEYING - PLANNING