

SOURCE OF TITLE:

THE PROPERTY SHOWN HEREON WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO COMMONWEALTH MEDICAL PARK I, LLC, DATED JULY 19, 2007, IN THE CLERK'S OFFICE, CIRCUIT COURT OF THE CITY OF PETERSBURG, VIRGINIA, IN INSTRUMENT #07-003999 KNOWN AS PARCEL ID 087-030001.

BEING A PART OF THE SAME LANDS CONVEYED TO THE CLOVELLY CORPORATION, A VIRGINIA CORPORATION, BY DEED RECORDED AS INSTRUMENT NO. 06-006533 DATED DECEMBER 8, 2006, AND RECORDED DECEMBER 20, 2006, LATER BEING CORRECTED BY DEED OF CORRECTION RECORDED AS INSTRUMENT NO. 07-003996, DATED JULY 19, 2007, RECORDED JULY 19, 2007; AND BY DEED RECORDED IN INSTRUMENT NO. 07-003998, DATED JULY 19, 2007, RECORDED JULY 19, 2007 TO THE CLOVELLY CORPORATION BY DEED FROM PAUL T. GILBERT, BY VARIOUS INTEREST AMOUNTS FROM: MARY JO OZMENTS, CYRUS KIRKPATRICK, JR., P. JAGAN REDDY, MELVIN L. DAVIS AND HUGH B. LUEBEHUSEN;

BEING FURTHER DESCRIBED AS ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF PETERSBURG, VIRGINIA, BEING DESCRIBED AS LOT 11, CONTAINING 5.227 ACRES ON THAT CERTAIN PLAT BY AES CONSULTING ENGINEERS AND ENTITLED "RESUBDIVISION OF LOT 1, LOT 2 AND LOT 3 OF COMMONWEALTH MEDICAL PARK I" DATED JANUARY 11, 2012 RECORDED IN PLAT BOOK 6, PAGE 163; ALL AS BEING RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF PETERSBURG, VIRGINIA.

SUBDIVISION CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN HEREON DESIGNATED AS "RESUBDIVISION OF LOT 11 COMMONWEALTH MEDICAL PARK I", IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED COMMONWEALTH MEDICAL PARK I, LLC, GIVEN UNDER OUR HAND AND SEALS:

Yusufata Walker 10-3-19
COMMONWEALTH MEDICAL PARK I, LLC DATE
(MANAGER/MEMBER)

CERTIFICATE OF NOTARIZATION:

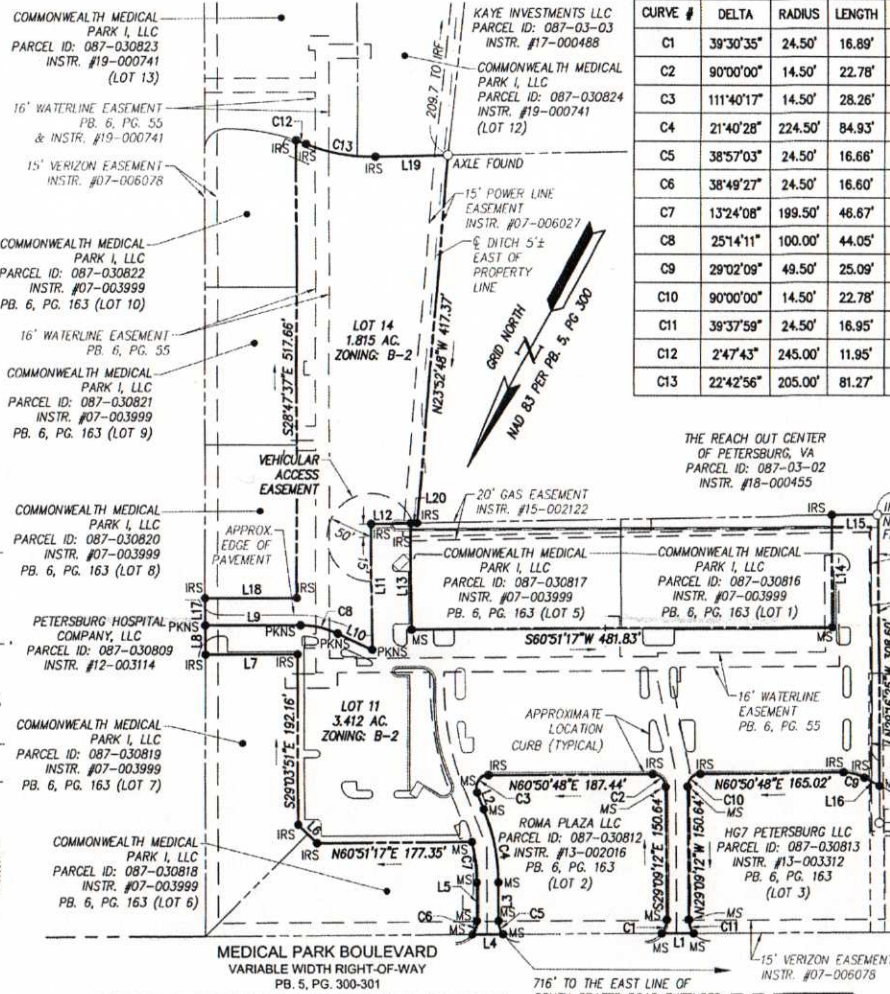
COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF *Henrico*
TO WIT:

1. *Marsha Vaughan Kane* (NOTARY PRINTED NAME)
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS
ACKNOWLEDGED BEFORE ME BY *Bernadette G. Palmer*
(MANAGER/MEMBER PRINTED NAME)
GIVEN UNDER MY NAME THIS: *3* DAY OF *October*, 2019

Marsha Vaughan Kane (NOTARY)
MY COMMISSION EXPIRES: *3-31-21*
REGISTRATION NUMBER: *773114K*

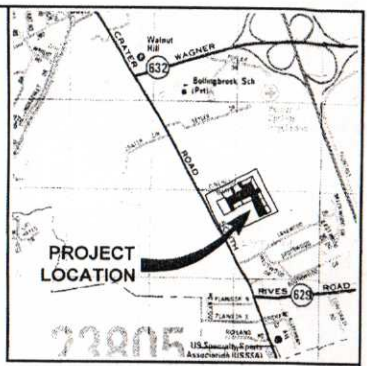
OWNER/DEVELOPER INFORMATION:

COMMONWEALTH MEDICAL PARK I, LLC ATTN: BERNADETTE G. PALMER (V.P.)
7204 GLEN FOREST DRIVE, SUITE 100 TEL: (804) 232-2373 X130
RICHMOND, VA 23226



CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	39°30'35"	24.50'	16.89'	8.80'	16.56'	S9°23'54"E
C2	90°00'00"	14.50'	22.78'	14.50'	20.51'	S74°09'12"E
C3	111°40'17"	14.50'	28.26'	21.36'	24.00'	N5°00'39"E
C4	21°40'28"	224.50'	84.93'	42.98'	84.42'	N39°59'16"W
C5	38°57'03"	24.50'	16.66'	8.66'	16.34'	N48°37'33"W
C6	38°49'27"	24.50'	16.60'	8.63'	16.29'	S9°44'18"E
C7	13°24'08"	199.50'	46.67'	23.44'	46.56'	S35°51'06"E
C8	25°14'11"	100.00'	44.05'	22.39'	43.69'	S73°49'29"W
C9	29°02'09"	49.50'	25.09'	12.82'	24.82'	N75°21'52"E
C10	90°00'00"	14.50'	22.78'	14.50'	20.51'	N15°50'48"E
C11	39°37'59"	24.50'	16.95'	8.83'	16.61'	N48°58'12"W
C12	2°47'43"	245.00'	11.95'	5.98'	11.95'	S81°28'26"W
C13	22°42'56"	205.00'	81.27'	41.18'	80.74'	S71°30'50"W

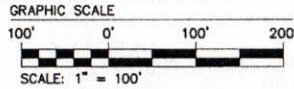


VICINITY MAP
SCALE 1" = 200'
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PERMITTED USE NUMBER 21004223-1

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N60°54'08"E	36.23'	L11	S29°08'43"E	143.60'
L2	N50°49'30"W	20.45'	L12	S60°09'22"W	45.00'
L3	N29°09'02"W	43.37'	L13	N29°08'43"W	121.54'
L4	N60°54'08"E	35.86'	L14	S29°08'32"E	127.42'
L5	S29°09'02"E	43.38'	L15	S60°09'22"W	52.81'
L6	S74°01'50"E	29.71'	L16	N88°52'57"E	19.43'
L7	N61°12'23"E	105.64'	L17	S28°44'46"E	31.78'
L8	S28°44'46"E	33.22'	L18	S61°12'23"W	105.35'
L9	S61°12'23"W	109.41'	L19	S60°09'22"W	82.40'
L10	S86°26'34"W	43.34'	L20	N60°09'22"E	7.31'

SURVEYOR'S CERTIFICATE:
TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDED IN THE CITY OF PETERSBURG, VIRGINIA HAVE BEEN COMPLIED WITH; MONUMENTS SHOWN ON THE PLAT HAVE BEEN PUT IN PLACE AND ALL PARTS ARE CORRECTLY SHOWN; THE SUBDIVISION IS ENTIRELY WITHIN LANDS OWNED BY THE SUBDIVIDER.
Stephen C. Hitchford 9/23/19
DATE



- LEGEND:**
- IRS IRON NAIL SET
 - PKNS PK NAIL SET
 - MS MONUMENT SET

AREA TABLE

OLD LOT 11	5.227 AC.
NEW LOT 11	3.412 AC.
NEW LOT 14	1.815 AC.
TOTAL	5.227 AC.



NOTES:

- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (OTHER AREAS - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS GRAPHICALLY DEPICTED ON FEMA FIRM #5101120036C WITH EFFECTIVE DATE OF FEBRUARY 4, 2011.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCE MATTERS NOT SHOWN HEREON.
- NO WETLANDS MARKS WERE OBSERVED ON THE SURVEYED PROPERTY, THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A WETLAND DELINEATION. WETLAND FLAGS WERE OBSERVED ADJACENT TO THE WESTERN PROPERTY LINE (N23°52'48"W 417.37' HEREON) BUT ARE NOT SHOWN AS PART OF THIS SURVEY.

PLAT APPROVED - CITY OF PETERSBURG

Janele Clark 10/3/19
DIRECTOR OF PUBLIC WORKS DATE

Michelle Battus 10-3-19
DIRECTOR OF PLANNING DATE

Scale: 1"=100'
CITY OF PETERSBURG, VIRGINIA
APRIL 10, 2019
VIRGINIA

AES
CONSULTING ENGINEERS
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