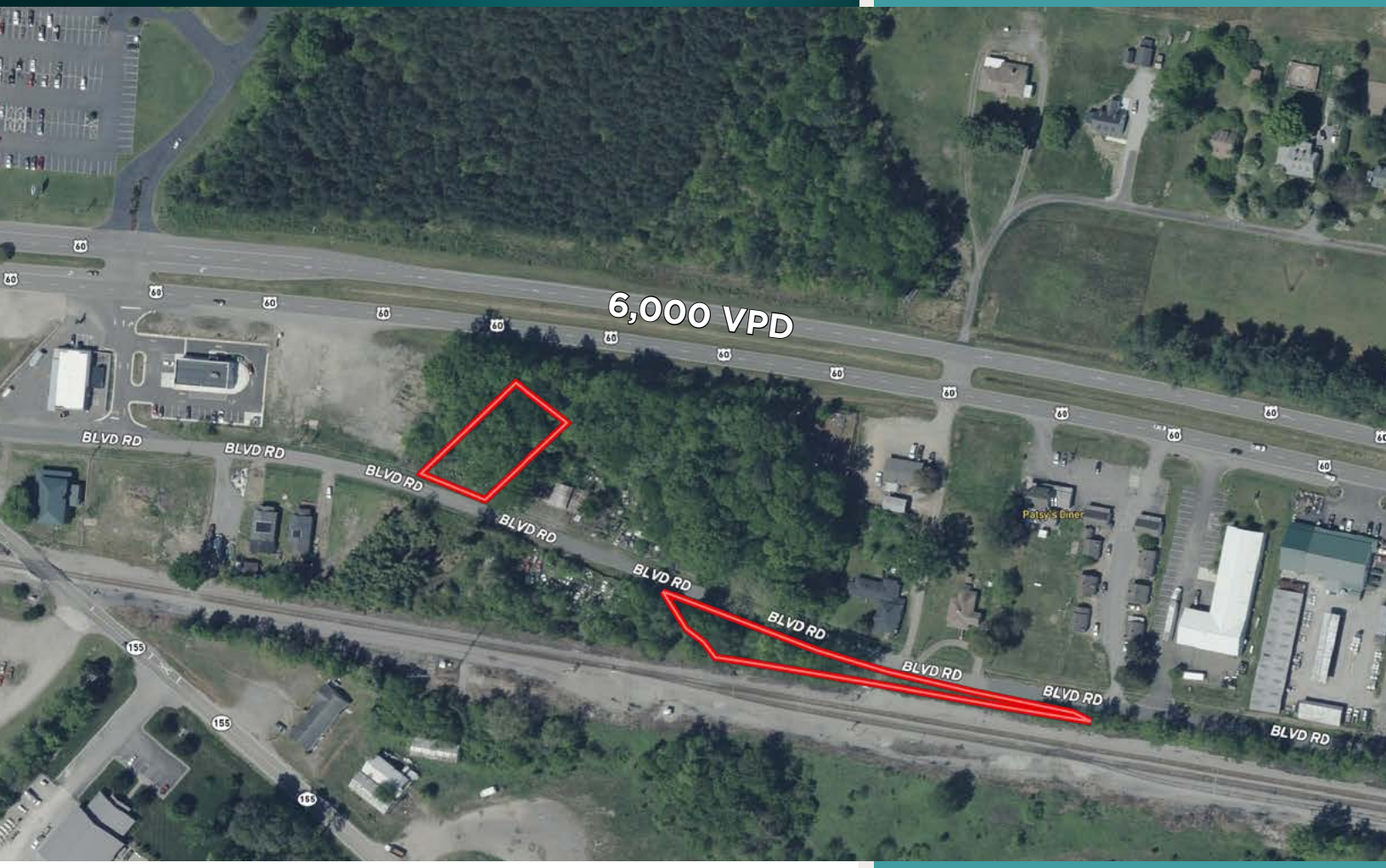
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Providence Forge Development Parcels

- 0.57± acres zoned Business in New Kent County, Virginia
- Situated just off US Highway 60, offering convenient access to a major regional roadway
- Offered at $65,000, providing an affordable opportunity to acquire business-zoned land

This document has been prepared for informational purposes only. All information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein.

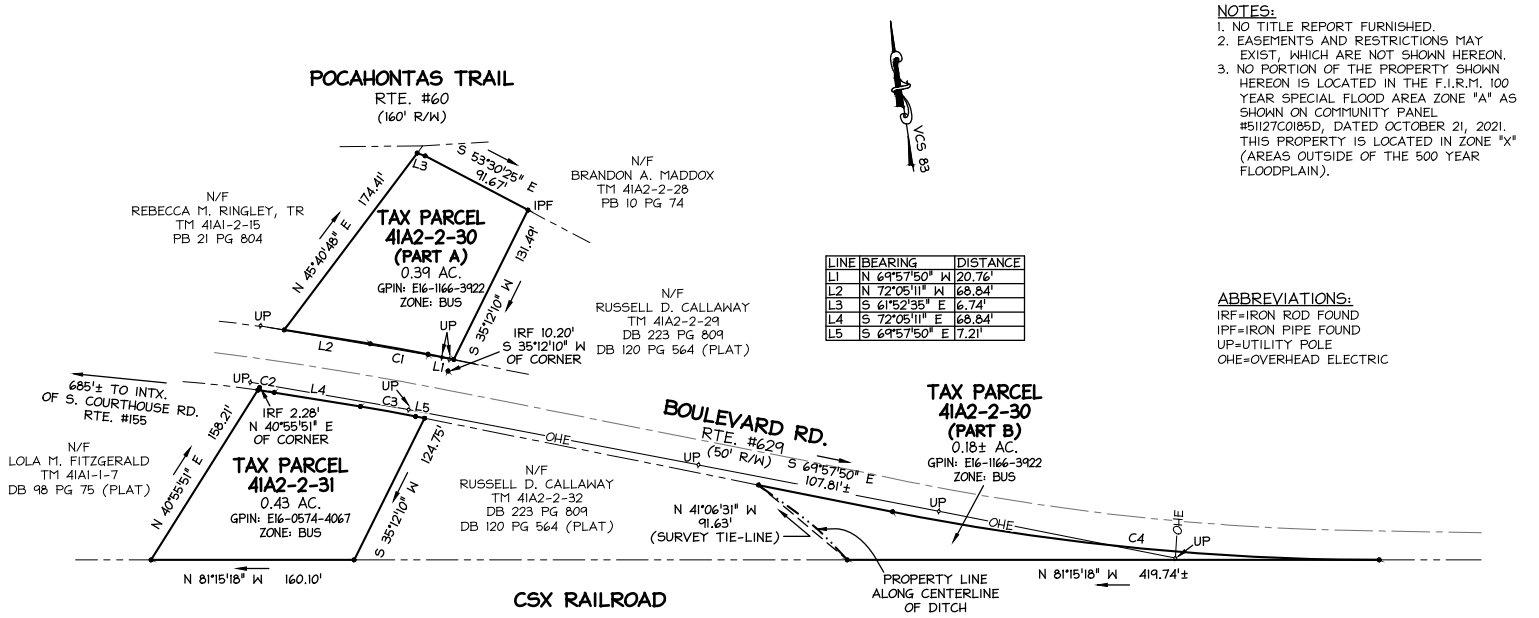
For More Information:

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spittman@commonwealthcommercial.com

Brent Altaffer
Vice President
o: 804-793-0055
baltaffer@commonwealthcommercial.com

4198 Cox Road, Suite 200
Glen Allen, VA 23060
o: 804-346-4966
commonwealthcommercial.com

Survey



LINE	BEARING	DISTANCE
L1	N 69°57'50" W	20.76'
L2	N 72°05'11" W	68.84'
L3	S 61°52'35" E	6.74'
L4	S 72°05'11" E	68.84'
L5	S 69°57'50" E	7.21'

CURVE	RAD	ARC	CHORD	CH BRG	DELTA	TAN
C1	1245.00'	46.12'	46.12'	N 71°01'30" W	2°07'21.19"	23.06'
C2	894.46'	12.96'	12.96'	S 72°30'06" E	0°49'49.60"	6.48'
C3	1195.00'	44.27'	44.27'	S 71°01'30" E	2°07'21.19"	22.14'
C4	1961.48'	386.55'	385.93'	S 75°36'34" E	11°17'28.76"	193.90'

NOTES:
1. NO TITLE REPORT FURNISHED.
2. EASEMENTS AND RESTRICTIONS MAY EXIST, WHICH ARE NOT SHOWN HEREON.
3. NO PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN THE F.I.R.M. 100 YEAR SPECIAL FLOOD AREA ZONE "A" AS SHOWN ON COMMUNITY PANEL #51127C0185D, DATED OCTOBER 21, 2021. THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN).

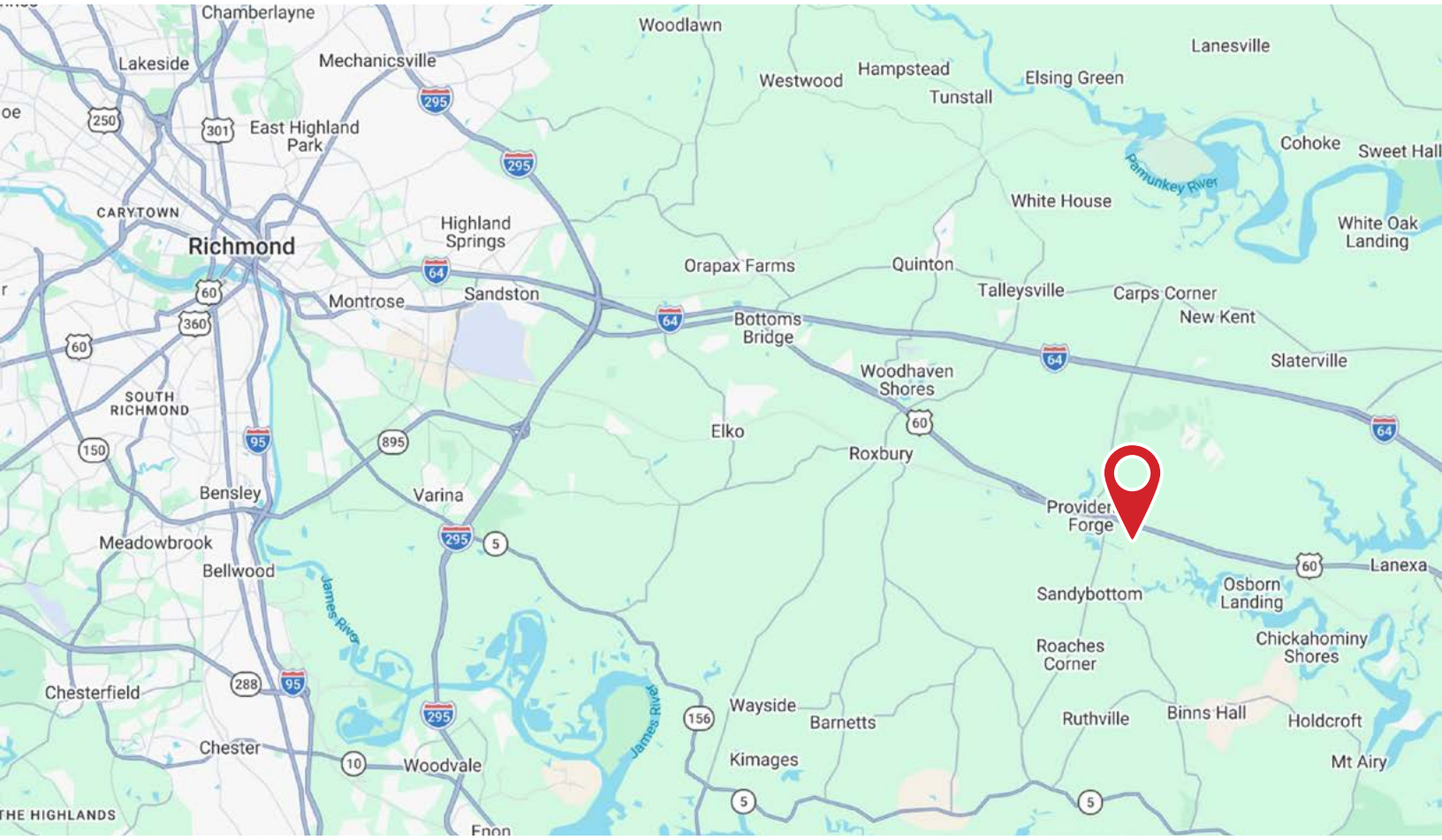
ABBREVIATIONS:
IRF=IRON ROD FOUND
IPF=IRON PIPE FOUND
UP=UTILITY POLE
OHE=OVERHEAD ELECTRIC

COMMONWEALTH OF VIRGINIA
JASON M. SABEL
Lic. No. 2755
8-6-2022
LAND SURVEYOR

PLAT SHOWING
TAX PARCELS
41A2-2-30 & 31
ST. PETERS DISTRICT NEW KENT COUNTY, VA
AUGUST 6, 2022 SCALE 1"=80'
JOB #: 22-832

IRONWOOD
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7349 Diascund Creek Way New Kent, VA 23124
Office: (540) 645-5708 www.ironwoodsurveying.com


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