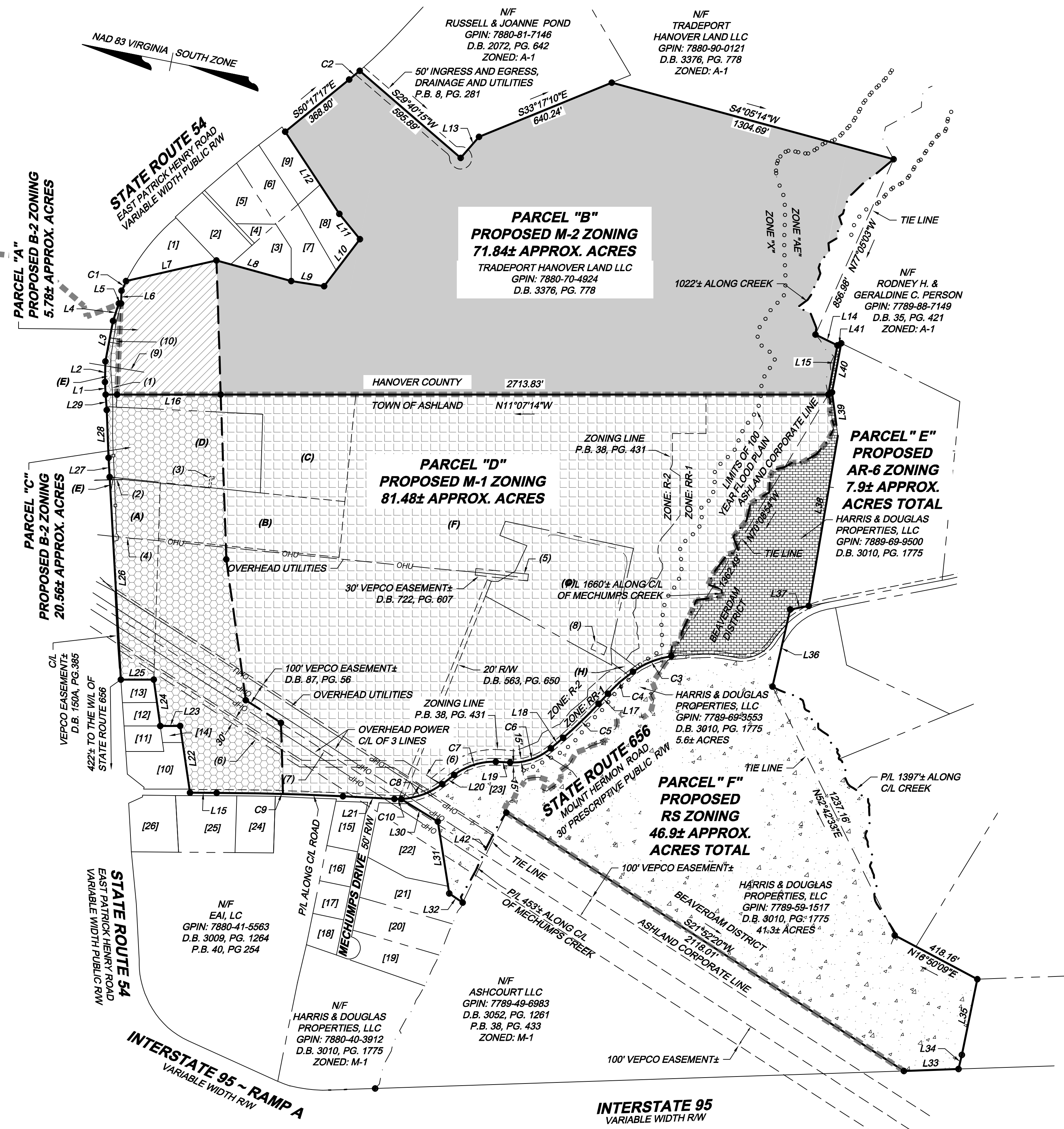


THIS DRAWING PREPARED AT THE
TR-CITIES OFFICE
 4701 Owens Way, Suite 900 | Prince George, VA 23875
 TEL: 804.541.1600 FAX: 804.458.1511 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP



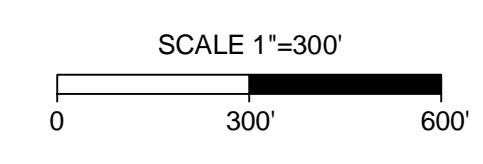
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	914.93'	47.44'	23.73'	2°58'15"	S75°49'19"E	47.43'
C2	2150.00'	61.32'	30.66'	1°38'03"	S51°20'46"E	61.32'
C3	359.85'	187.47'	95.92'	29°50'59"	N33°19'41"W	185.36'
C4	755.89'	148.66'	74.57'	11°16'05"	N52°17'15"W	148.42'
C5	2151.97'	219.25'	109.72'	5°50'15"	N55°00'10"W	219.16'
C6	259.46'	197.99'	104.10'	43°43'18"	N30°13'22"W	193.22'
C7	281.71'	199.03'	103.87'	40°28'47"	N28°36'06"W	194.92'
C8	321.93'	198.55'	102.55'	35°20'14"	N31°10'25"W	195.42'
C9	11455.08'	564.46'	282.29'	2°49'24"	N9°32'27"W	564.40'
C10	321.93'	30.21'	15.12'	5°22'36"	S10°49'00"E	30.20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N75°19'53"E	55.56'
L2	N80°13'35"E	92.76'
L3	N89°20'36"E	183.89'
L4	S82°06'40"E	81.63'
L5	S15°54'26"E	9.40'
L6	N81°23'00"E	56.35'
L7	S24°03'24"E	414.46'
L8	S4°18'10"W	346.22'
L9	S2°03'59"E	149.09'
L10	S63°50'05"E	263.69'
L11	N39°52'39"E	145.77'
L12	N45°25'55"E	439.42'
L13	S80°19'29"E	124.99'
L14	S14°55'29"W	109.23'
L15	S89°22'20"W	223.50'
L16	N11°07'14"W	513.60'
L17	N57°55'17"W	61.63'
L18	N52°05'02"W	71.96'
L19	N8°21'42"W	63.57'
L20	N48°50'30"W	66.94'
L21	N8°07'45"W	230.43'

LINE TABLE		
LINE	BEARING	LENGTH
L22	N70°33'34"E	301.94'
L23	N11°14'37"W	89.05'
L24	N70°58'04"E	208.83'
L25	N11°12'16"W	147.08'
L26	N75°40'40"E	837.09'
L27	N75°40'51"E	85.53'
L28	N76°40'28"E	213.28'
L29	N75°19'53"E	69.56'
L30	S20°34'06"W	191.72'
L31	S69°45'06"W	325.20'
L32	S22°57'06"W	72.00'
L33	S13°01'18"E	244.07'
L34	S88°04'38"E	65.53'
L35	S89°34'12"E	344.94'
L36	S88°08'38"E	353.00'
L37	S22°02'15"E	83.82'
L38	N88°36'49"E	771.16'
L39	N71°06'49"E	195.60'
L40	N89°29'04"E	223.43'
L41	N40°12'55"W	19.13'
L42	S75°15'41"E	446.29'

- SURVEY NOTES:**
- OWNER OF RECORD:
 - TRADEPORT HANOVER LAND, LLC
 GPIN: 7880-70-4924
 NO ADDRESSED ASSIGNED PARCEL II (PARCEL B-1)
 ZONED: PSC
 (3.811 ACRES) - B-2
 - TRADEPORT ASHLAND LAND, LLC
 GPIN: 7880-61-7681
 NO ADDRESSED ASSIGNED PARCEL II (PARCEL B-1)
 ZONED: PSC
 (1.702 ACRES) - B-2
 (3.012 ACRES) - M-1
 - TRADEPORT ASHLAND LAND, LLC
 GPIN: 7880-61-7681
 NO ADDRESSED ASSIGNED PARCEL II (PARCEL B-1)
 ZONED: PSC
 (0.729 ACRES) - B-2
 (4.534 ACRES) - M-1
 - TRADEPORT ASHLAND LAND, LLC
 GPIN: 7880-61-6987
 10191 EAST PATRICK HENRY ROAD
 PARCEL V (PARCEL B-4)
 ZONED: PSC
 (3.877 ACRES) - B-2
 (1.362 ACRES) - M-1
 - TRADEPORT ASHLAND, LLC
 GPIN: 7880-72-0523
 NO ADDRESS ASSIGNED PARCEL II (PARCEL B-1)
 ZONED: PSC
 (0.489 ACRES) - B-2
 - TRADEPORT ASHLAND LAND, LLC
 GPIN: 7880-60-4701
 13058 MOUNT HERMON ROAD
 PARCEL II (PARCEL B-1)
 ZONED: PUD
 (9.957 ACRES) - B-2
 (66.93± ACRES) - M-1
 - TRADEPORT ASHLAND LAND, LLC
 GPIN: 7880-60-4343
 13000 MOUNT HERMON ROAD
 PARCEL I (PARCEL A-1)
 ZONED: RR-1
 (5.501 ACRES) - M-1
 - TRADEPORT ASHLAND LAND, LLC
 GPIN: 7880-60-1053
 PARCEL II (PARCEL A-2)
 ZONED: RR-1
 (0.140 ACRES) - M-1
 50' RW
 D.B. 635, PG. 431
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER THEREFORE ALL EXISTING EASEMENTS MAY NOT BE SHOWN.
 - THIS PLAT DOES NOT REPRESENT A CURRENT FIELD SURVEY. THE PERIMETER LIMITS WERE COMPILED FROM A PREVIOUS TIMMONS GROUP SURVEY PERFORMED DECEMBER 9, 2021, JOB NUMBER 48471.004. INTERNAL PARCEL LINES SHOWN AS REFERENCE ONLY.

COMPILED PLAT SHOWING
ZONING OF VARIOUS PARCELS OF LAND
 BEAVERDAM DISTRICT
 HANOVER COUNTY
 & TOWN OF ASHLAND, VIRGINIA



Date: MAY 21, 2024	Scale: 1"=200'
Sheet 1 of 1	J.N.: 48471-003-903
Drawn by: J. LIVINGSTON	Checked by: C. RODGERS
Revised: May 22, 2024	

Y:\903\48471.004-Godsey\DWG\48471.003-903V-XPZONE-Town_County.dwg | Plotted on 5/22/2024 11:48 AM | by Jarrod Livingston