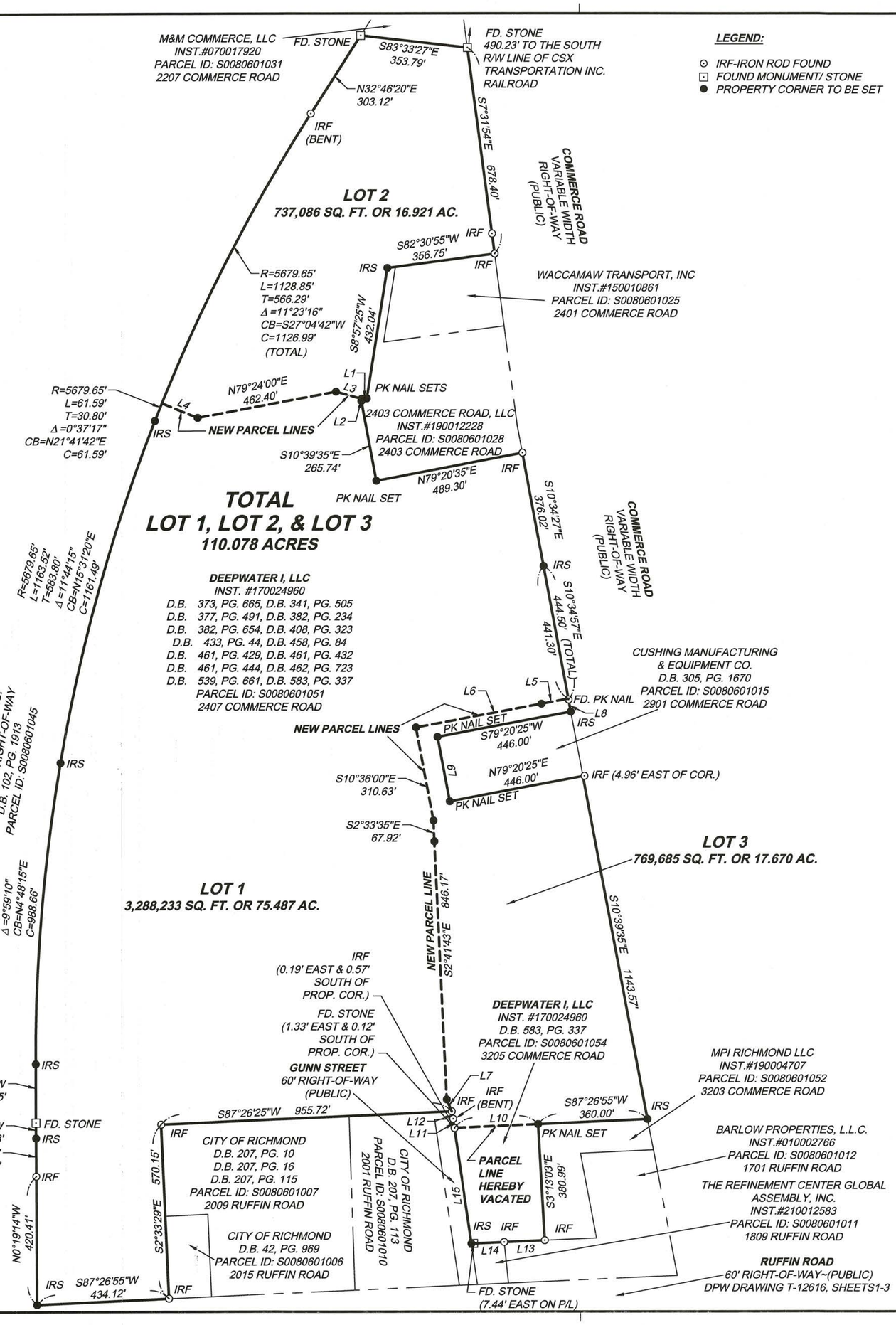
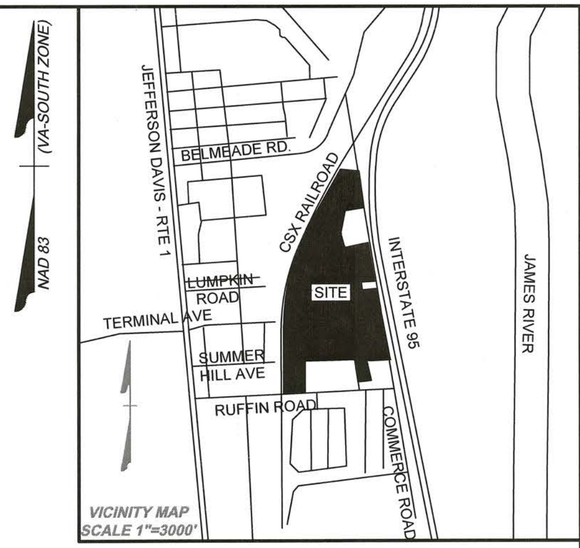
Y:\901\39626-Alleghany_Warehouse_ALTA_Topo\DWG\Sheet\Plat\39626V-XPSPLIT_6-8-2021.dwg | Plotted on 6/14/2021 11:11 AM | by Luke Turner

LINE TABLE		
LINE	BEARING	LENGTH
L1	S84°55'15"W	17.07'
L2	S8°57'25"W	6.94'
L3	S74°32'36"E	87.87'
L4	S67°59'39"E	126.86'
L5	S79°25'03"W	90.08'
L6	S79°24'00"W	420.00'
L7	S22°23'26"E	42.52'
L8	S10°38'33"E	39.98'
L9	S10°39'35"E	215.00'
L10	S87°27'34"W	276.09'
L11	N8°27'16"W	30.13'
L12	N10°38'12"W	24.92'
L13	S87°28'50"W	133.17'
L14	S87°26'22"W	107.91'
L15	N8°27'43"W	382.99'



LEGEND:

- ⊙ IRF-IRON ROD FOUND
- ⊡ FOUND MONUMENT/ STONE
- ● PROPERTY CORNER TO BE SET



GENERAL NOTES:

1.) OWNERS OF RECORD: DEEPWATER I, LLC
INST. #170024960
D.B. 373, PG. 665, D.B. 341, PG. 505
D.B. 377, PG. 491, D.B. 382, PG. 234
D.B. 382, PG. 654, D.B. 408, PG. 323
D.B. 433, PG. 44, D.B. 458, PG. 84
D.B. 461, PG. 429, D.B. 461, PG. 432
D.B. 461, PG. 444, D.B. 462, PG. 723
D.B. 539, PG. 661, D.B. 583, PG. 337
PARCEL ID: S0080601051
2407 COMMERCE ROAD

DEEPWATER I, LLC
INST. #170024960
D.B. 583, PG. 337
PARCEL ID: S0080601054
3205 COMMERCE ROAD

LOT 1= 3,288,233 SQ. FT. OR 75.487 AC.
LOT 2= 737,086 SQ. FT. OR 16.921 AC.
LOT 3= 769,685 SQ. FT. OR 17.670 AC.

TOTAL LOT 1, LOT 2, AND LOT 3= 4,795,004 SQ. FT. OR 110.078 AC.

2.) THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY. FIELDWORK WAS PERFORMED APRIL 10, 11, 12, 13,14, 18, 20, 21, AND JUNE 15, 16,19, 20, 27, 28, 29, 30, AND JULY 5, 6, 7, 10, 11, 12, 13, 14, 17, 18,19, AND 20, 2017.

3.) THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAPS NO. 5101290077D AND 5101290081D DATED APRIL 2, 2009.

4.) ZONED: LOTS ARE ZONED M-1-LIGHT INDUSTRIAL AND M-2 HEAVY INDUSTRIAL PER LETTER OF WILLIAM C. DAVIDSON, ZONING ADMINISTRATOR, CITY OF RICHMOND, VA, DATED OCTOBER 6, 2017.

5.) THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BINDER, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 831700061, WITH AN EFFECTIVE DATE OF MARCH 30, 2017.

6.) EXISTING EASEMENTS, ENCUMBRANCES AND IMPROVEMENTS ARE NOT SHOWN HEREON.

COMMONWEALTH OF VIRGINIA
LUKE M. TURNER
Lic. No.3304
JUNE 8, 2021
LAND SURVEYOR

A CONSOLIDATION & LOT SPLIT SURVEY
OF TWO PARCELS OF LAND
BOUNDED BY COMMERCE ROAD, RUFFIN ROAD, GUNN STREET, AND CSX TRANSPORTATION INCORPORATED
RIGHT-OF-WAY IN THE
CITY OF RICHMOND, VA

CITY OF RICHMOND, VA	
DATE: *JUNE 8, 2021*	SCALE: *1"=250'*
SHEET *1* OF *1*	J.N.:*39626*
DRAWN BY: *L.M.T.*	CHECK BY: *G.F.D.*

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

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