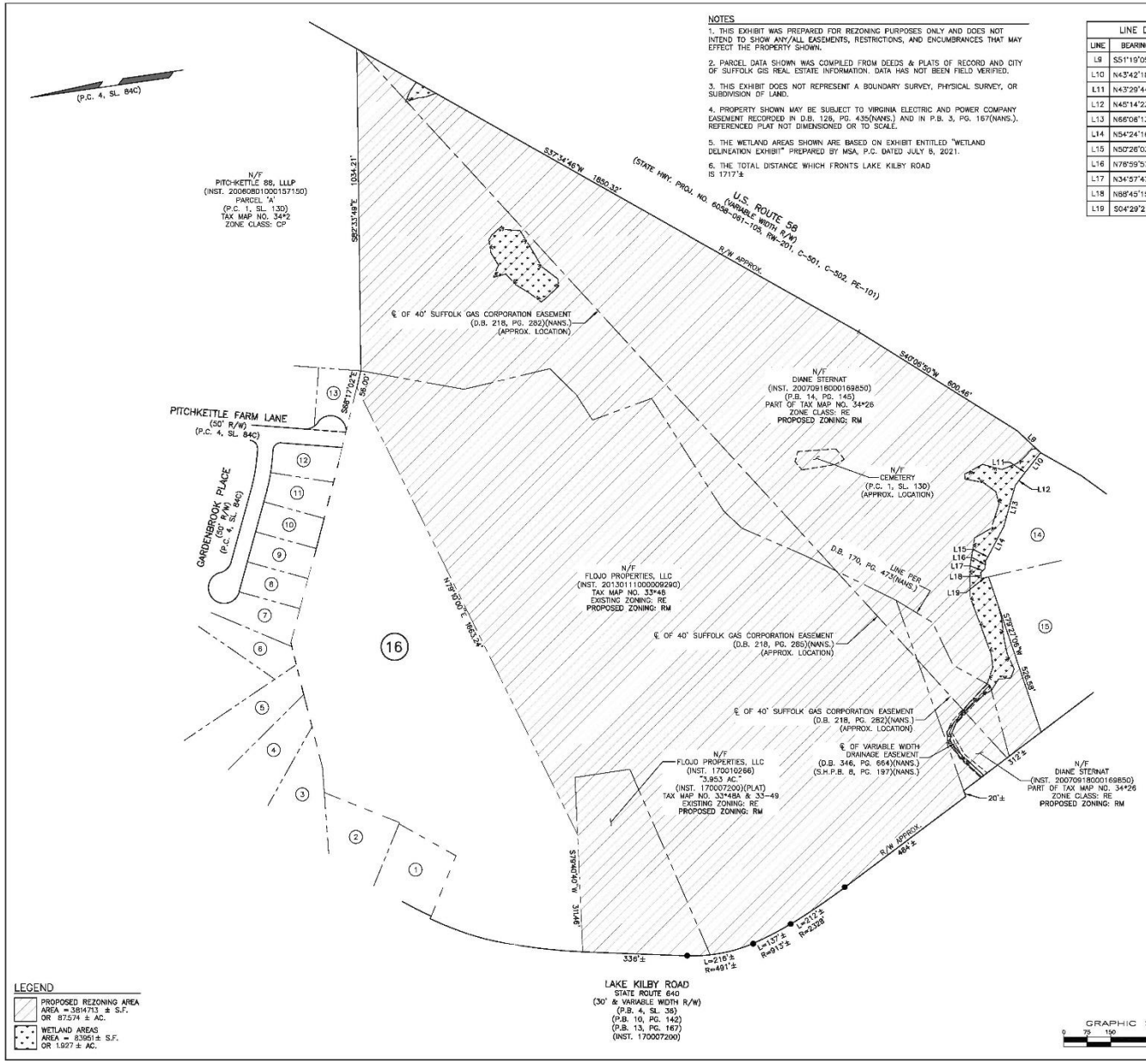
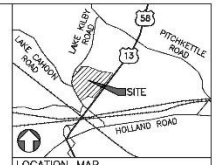


NOTES

1. THIS EXHIBIT WAS PREPARED FOR REZONING PURPOSES ONLY AND DOES NOT INTEND TO SHOW ANY/ALL EASEMENTS, RESTRICTIONS, AND ENCUMBRANCES THAT MAY EFFECT THE PROPERTY SHOWN.
2. PARCEL DATA SHOWN WAS COMPILED FROM DEEDS & PLATS OF RECORD AND CITY OF SUFFOLK GIS REAL ESTATE INFORMATION. DATA HAS NOT BEEN FIELD VERIFIED.
3. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY, PHYSICAL SURVEY, OR SUBDIVISION OF LAND.
4. PROPERTY SHOWN MAY BE SUBJECT TO VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT RECORDED IN D.B. 126, PG. 435(NANS.) AND IN P.B. 3, PG. 167(NANS.). REFERENCED PLAT NOT DIMENSIONED OR TO SCALE.
5. THE WETLAND AREAS SHOWN ARE BASED ON EXHIBIT ENTITLED "WETLAND DELINEATION EXHIBIT" PREPARED BY MSA, P.C. DATED JULY 8, 2021.
6. THE TOTAL DISTANCE WHICH FRONTS LAKE KILBY ROAD IS 1717'±

LINE DATA

LINE	BEARING	LENGTH
L9	S51°19'05"W	103.30'
L10	N43°42'18"W	67.13'
L11	N43°29'44"W	26.83'
L12	N45°14'23"W	39.05'
L13	N68°08'13"W	137.19'
L14	N54°24'16"W	110.29'
L15	N50°26'03"W	14.14'
L16	N78°59'57"W	25.30'
L17	N34°57'47"W	18.50'
L18	N88°45'15"W	18.95'
L19	S04°29'21"E	23.25'



LOCATION MAP
NOT TO SCALE

PROPERTY OWNER DATA

1. N/F EDWARD R. JOYNER & MARY DANIEL JOYNER (D.B. 277, PG. 427) "1.0181 AC." (P.B. 13, PG. 167) TAX MAP NO. 33*47B ZONE CLASS: RE
2. N/F MICHAEL CASE & LAURA CASE (INST. 170006381) "1.000 AC." (P.B. 10, PG. 142) TAX MAP NO. 33*47A ZONE CLASS: RE
3. N/F D. BRANDON CARTER, JR. (INST. 200008945) LOT 1 (P.B. 4, PG. 36) TAX MAP NO. 33*47*1 ZONE CLASS: RE
4. N/F TREVOR J. MARTIN (INST. 180002997) LOT 2 (P.B. 4, PG. 36) TAX MAP NO. 33*47*2 ZONE CLASS: RE
5. N/F PATRICK T. METHENY (INST. 210001682) LOT 3 & LOT 3A (P.B. 4, PG. 36) (P.B. 7, PG. 91) TAX MAP NO. 33*47*3 ZONE CLASS: RE
6. N/F PITCHKETTLE FARMS COMMUNITY ASSOCIATION, INC. (INST. 060005883) OPEN SPACE 'A' (P.C. 4, SL. 84C) TAX MAP NO. 34J*05*C ZONE CLASS: RL
7. N/F ANTHONY M. VANDYKE & NICOLE G. VANDYKE (INST. 210012824) LOT 65 (P.C. 4, SL. 84C) TAX MAP NO. 34J*65 ZONE CLASS: RL
8. N/F QUENTON T. WILSON (INST. 201407310001277 10) LOT 64 (P.C. 4, SL. 84C) TAX MAP NO. 34J*64 ZONE CLASS: RL
9. N/F ANGELA FONTAIN SANDERS & WALTER LEON SANDERS, III (INST. 180002516) LOT 63 (P.C. 4, SL. 84C) TAX MAP NO. 34J*63 ZONE CLASS: RL
10. N/F JACOB WALKER, JR. & LAWRENCE CLIFFORD TAYLOR (INST. 201111300001988 60) LOT 62 (P.C. 4, SL. 84C) TAX MAP NO. 34J*62 ZONE CLASS: RL
11. N/F DERRELL E. WADE & CAROLYN G. WADE (INST. 150001640) LOT 61 (P.C. 4, SL. 84C) TAX MAP NO. 34J*61 ZONE CLASS: RL
12. N/F HERBERT CHESTER EMERSON, JR. (INST. 170014815) LOT 60 (P.C. 4, SL. 84C) TAX MAP NO. 34J*60 ZONE CLASS: RL
13. N/F DAVID BUGGER & ROXANNE PHILLIPS (INST. 180000455) LOT 59 (P.C. 4, SL. 84C) TAX MAP NO. 34J*59 ZONE CLASS: RL
14. N/F STEVEN R. GALLAGHER & VICKI S. GALLAGHER (INST. 040011105) (INST. 200807090000974 50)(PLAT) TAX MAP NO. 33*50A ZONE CLASS: M-2
15. N/F STEVEN R. GALLAGHER & VICKI S. GALLAGHER (INST. 040011105) (INST. 200807090000974 50)(PLAT) TAX MAP NO. 33*49A ZONE CLASS: RE
16. N/F FLOJO PROPERTIES, LLC (INST. 200706270001184 00) TAX MAP NO. 33*47 ZONE CLASS: RE

COMMONWEALTH OF VIRGINIA
TIMOTHY M. FALLON
No. 1659
11-17-2022
LAND SURVEYOR

LEGEND

- PROPOSED REZONING AREA AREA = 3814713 ± S.F. OR 87.574 ± AC.
- WETLAND AREAS AREA = 83951 ± S.F. OR 1.927 ± AC.

GRAPHIC SCALE
0 75 150 300 450

REZONING SURVEY EXHIBIT
OF
TAX MAP NO. 33*26
(INST. 200709180001698 50)
TAX MAP NO. 33*48
(INST. 201301110000092 90)
TAX MAP NO. 33*48A & 33-49
(INST. 170010266)
SUFFOLK, VIRGINIA
FOR
COASTAL VA DEVELOPERS

TIM FALLON LAND SURVEYING, PLLC
15314 CARROLLTON BOULEVARD
P.O. BOX 189
CARROLLTON, VIRGINIA, 23314

SCALE:	1"=150'	DATE:	09/16/21
PROJ. NO:	22085	AB NO.:	–
SHEET 1 OF 1		F.B. –	PG. –