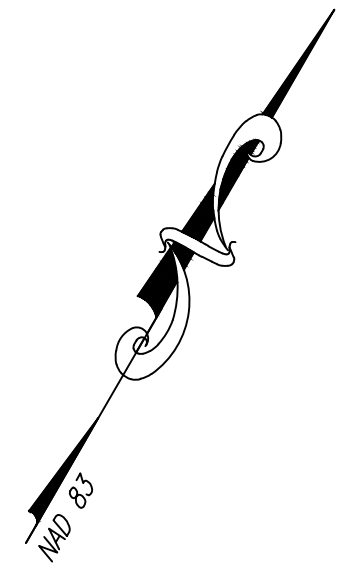


NOTE: THIS PLAT WAS COMPILED FROM DEEDS/PLATS OF RECORD WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. NOT ALL EASEMENTS MAY BE SHOWN. LIMITED IMPROVEMENTS SHOWN PER HANOVER COUNTY GIS.



FRANK ZAPPIA
#9309 STAPLE LANE
GPIN: 7796-55-2712
D.B. 958, PG. 452
ZONED: A-1

STAPLETON
LOT 2
BLOCK 'A'

THOMAS S. SIBIGA & ELLA SIBIGA
#9291 STAPLE LANE
GPIN: 7796-55-6774
D.B. 3373, PG. 2870
ZONED: A-1

THOMAS E. WALSH & LAURA A. WALSH
GPIN: 7796-65-2927
D.B. 3260, PG. 1206
ZONED: A-1

50' R.O.W. EASEMENT
P.B. 3, PG. 22

20' R.O.W. EASEMENT
D.B. 1695, PG. 21

OVERALL AREA = 18.623 ACRES
AREA TO BE REZONED = 7.461 ACRES
RESIDUAL AREA = 11.162 ACRES

324,986 SQ.FT.
7.461 ACRES
TO BE REZONED

STAPLETON
LOT 3
BLOCK 'A'

MARIANNE RAE MINTON
#9280, STAPLE LANE
GPIN: 7796-55-5154
D.B. 3326, PG. 816
ZONED: A-1

MARIANNE RAE MINTON
#9280, STAPLE LANE
GPIN: 7796-55-6292
D.B. 3326, PG. 816
ZONED: A-1

GILES FARM
SECTION 2-A
P.B. 44, PG. 395

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S25°59'44"E	93.28'
L2	S10°29'01"E	102.57'
L3	S06°22'05"W	102.57'
L4	S23°13'11"W	33.37'
L5	S44°14'39"E	117.06'

ZONING AREA DESCRIPTION

BEGINNING AT A POINT AT THE NORTHEAST TERMINUS OF SYCAMORE GROVE WAY, SAID POINT BEING 204.86 FEET FROM THE INTERSECTION OF THE NORTH LINE OF SYCAMORE GROVE WAY AND THE EAST LINE OF HALIFAX GREEN DRIVE EXTENDED AND THE POINT OF BEGINNING; THENCE DEPARTING THE NORTHEAST TERMINUS OF SYCAMORE GROVE WAY N30°03'00"W 285.55 FEET TO A POINT; THENCE N47°02'14"E 554.01 FEET TO A POINT; THENCE S30°03'00"E 256.78 FEET TO A POINT; THENCE S25°59'44"E 93.28 FEET TO A POINT; THENCE S10°29'01"E 102.57 FEET TO A POINT; THENCE S06°22'05"W 102.57 FEET TO A POINT; THENCE S23°13'11"W 33.37 FEET TO A POINT; THENCE S44°14'39"E 117.06 FEET TO A POINT; THENCE S45°47'04"W 453.93 FEET TO A POINT; THENCE N30°03'00"W 364.19 FEET TO THE POINT OF BEGINNING.
CONTAINING 324,986 SQUARE FEET OR 7.461 ACRES OF LAND MORE OR LESS.

**COMPILED EXHIBIT SHOWING
7.461 ACRES OF LAND TO BE REZONED**

CHICKAHOMINY DISTRICT
COUNTY OF HANOVER, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc

DATE: 03-21-2024
SCALE: 1" = 100'
JOB: 54230632.00
DRAWN BY: WRL
CHECKED BY: CMF
SHEET 1 OF 1

