

THE SUBDIVISION OF PROPERTY, AS IT APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S).

OWNER: IRON TRUST REAL ESTATE, LLC

SIGNED: _____, DATE: _____
BRIAN TIMOTHY ROWE, MEMBER/MANAGER

STATE OF: _____

CITY/COUNTY OF: _____, TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT BRIAN TIMOTHY ROWE, MEMBER/MANAGER OF IRON TRUST REAL ESTATE, LLC, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS ____ DAY OF _____, 2022.

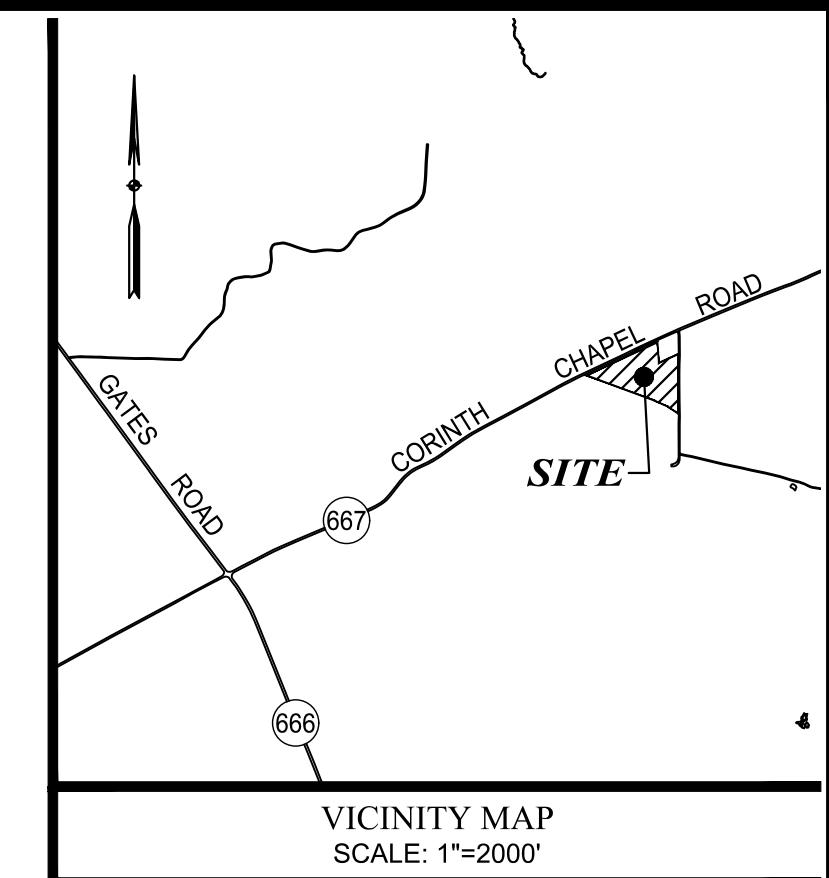
SIGNED: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VIRGINIA NOTARY REGISTRATION # _____

SURVEY NOTES

1. MERIDIAN SOURCE IS BASED UPON VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (NAD 83) (1993 HARN), THE SUFFOLK GEODETIC CONTROL SYSTEM. COORDINATE VALUES ARE EXPRESSED IN U.S. SURVEY FEET.
2. THE PROPERTY ENCOMPASSED BY THIS SURVEY IS A TAX PARCEL 61*61 (ACCT.#154000934).
3. PROPERTY IS ZONED A (AGRICULTURAL). NO ZONING REPORT WAS FURNISHED AS PART OF THIS SURVEY.
4. PROPERTY USE: AGRICULTURAL.
5. PROPERTY IS NOT SERVED BY CITY SEWER AND WATER. WHERE SEPTIC TANKS ARE TO BE INSTALLED, THERE MUST BE AN APPROVAL ON AN INDIVIDUAL LOT BASIS BY THE LOCAL HEALTH DEPARTMENT AT THE TIME AN APPLICATION IS MADE FOR A SEPTIC TANK PERMIT. APPROVAL OF THIS PLAT BY THE CITY DOES NOT ASSURE THAT THE INDIVIDUAL PARCELS ARE SUITABLE FOR SEPTIC SYSTEMS.
6. BUILDING SETBACKS:
FRONT: 50'
SIDE: 20'
REAR: 30'
7. TOTAL AREA OF THIS SUBDIVISION IS 337,305 SQUARE FEET OR 7.743 ACRES.
8. THE PROPERTY SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 5101560310D, MAP REVISED NOVEMBER 16, 2011.
9. THERE SHALL BE A MINIMUM 5' EASEMENT PROVIDED ALONG THE REAR AND SIDE PROPERTY LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.



I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS MADE BY ME AT THE DIRECTION OF THE OWNER AND THAT THIS SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY HIM/HER AND THAT STEEL PINS, AS SHOWN ON THIS PLAT BY SMALL CIRCLES, HAVE ACTUALLY BEEN PLACED AND THEIR LOCATIONS CORRECTLY SHOWN AND THAT THE PLAT DETAILS MEET THE STANDARDS FOR PLATS AS ADOPTED UNDER VC § 42.1-82 OF THE VIRGINIA PUBLIC RECORDS ACT (§ 42.1-76 et. seq.).

SIGNED: _____, DATE: _____
JERROLD W. HUTTON, VA L.S. #1729

SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED FROM SOUTH BEACH SERVICES, LLC (GRANTOR) TO IRON TRUST REAL ESTATE, LLC (GRANTEE) BY DEED DATED APRIL 11, 2022 AND RECORDED AS INSTRUMENT # 220005676, SAID DEED BEING DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SUFFOLK, VIRGINIA.

THE UNDERSIGNED CERTIFY THAT THIS SUBDIVISION, AS IT APPEARS ON THIS PLAT, CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE SUBDIVISION OF LAND AND IS ACCORDINGLY APPROVED.

BY SUCH APPROVAL, THE UNDERSIGNED DO NOT CERTIFY AS TO THE CORRECTNESS OF THE STREETS, BOUNDARIES OR OTHER LINES SHOWN ON THIS PLAT.

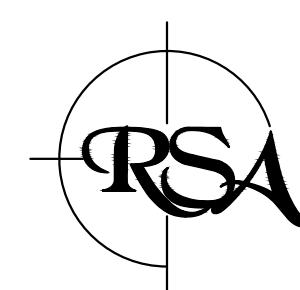
SIGNED: _____, DATE: _____
AGENT, CITY OF SUFFOLK, VIRGINIA

OWNER:
IRON TRUST REAL ESTATE, LLC
4304 SANDY BAY DRIVE
VIRGINIA BEACH, VIRGINIA 23455
CONTACT: BRIAN TIMOTHY ROWE
EMAIL: brian@weldenfieldva.com



SUBDIVISION PLAT OF
PARCEL 1
(TAX PARCEL 61*61)
AS SHOWN ON "PLAT SHOWING PROPERTY FOR
CALVIN L. BELKOV AND PHILIP S. BELKOV"
(P.C. 1, SL. 111C)
WHALEYVILLE BOROUGH - SUFFOLK, VIRGINIA
SCALE: AS SHOWN
AUGUST 12, 2021
REVISED: MAY 12, 2022

ROUSE-SIRINE ASSOCIATES, LTD.
LAND SURVEYORS, MAPPING CONSULTANTS & S.U.E. QUALITY LEVELS "B-D"
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SHEET 1 OF 2

