

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.

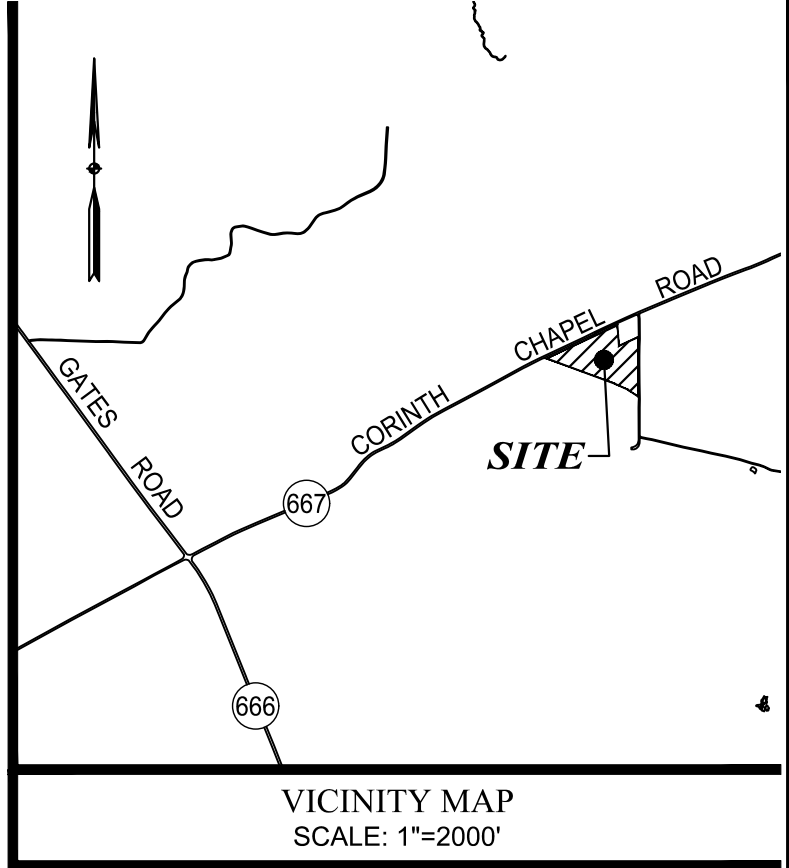
SIGNED: \_\_\_\_\_  
NOTARY PUBLIC

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:**

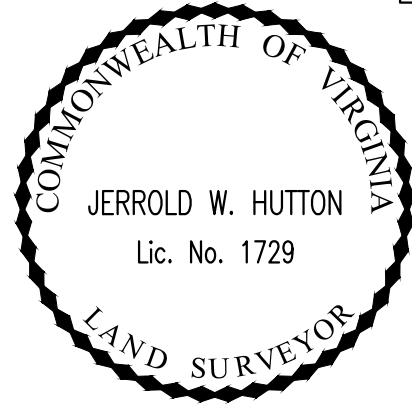
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED FROM SOUTH BEACH SERVICES, LLC (GRANTOR) TO IRON TRUST REAL ESTATE, LLC (GRANTEE) BY DEED DATED APRIL 11, 2022 AND RECORDED AS INSTRUMENT # 220005676, SAID DEED BEING DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SUFFOLK, VIRGINIA.

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

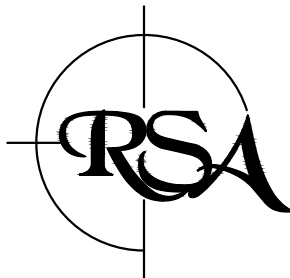


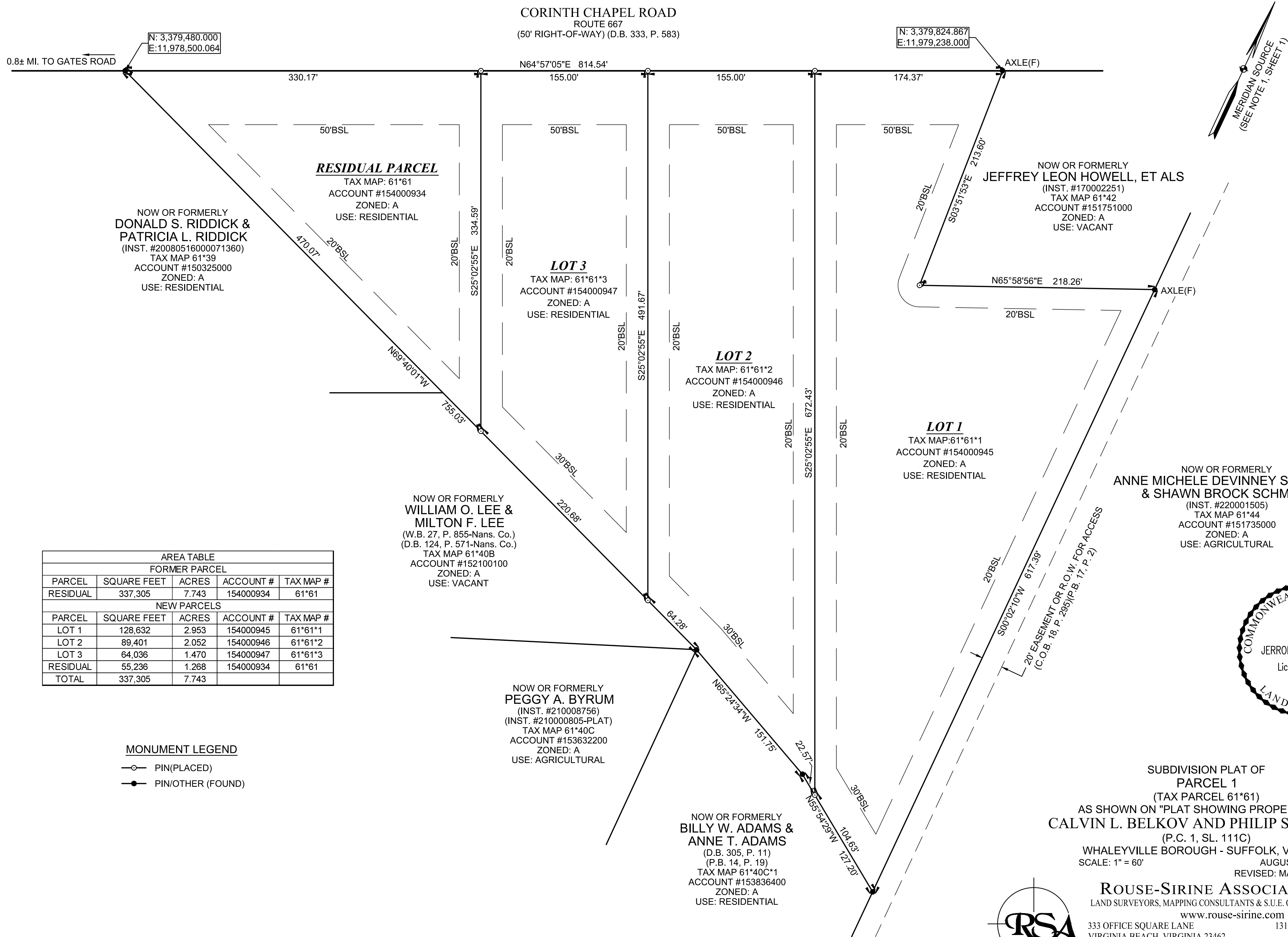
SUBDIVISION PLAT OF  
PARCEL 1  
(TAX PARCEL 61\*61)  
AS SHOWN ON "PLAT SHOWING PROPERTY FOR  
CALVIN L. BELKOV AND PHILIP S. BELKOV"  
(P.C. 1, SL. 111C)

WHALEYVILLE BOROUGH - SUFFOLK, VIRGINIA  
SCALE: AS SHOWN  
AUGUST 12, 2021  
REVISED: MAY 12, 2022

**ROUSE-SIRINE ASSOCIATES, LTD.**

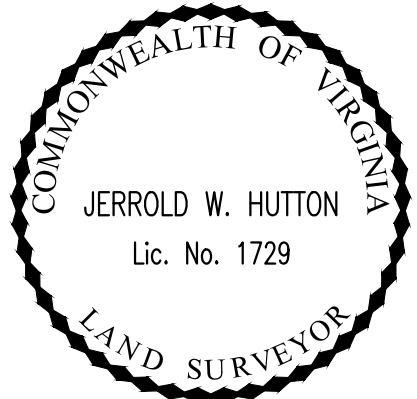
LAND SURVEYORS, MAPPING CONSULTANTS & S.U.E. QUALITY LEVELS "B-D"  
www.rouse-sirine.com  
333 OFFICE SQUARE LANE 1311 JAMESTOWN ROAD  
VIRGINIA BEACH, VIRGINIA 23462 SUITE 103  
TEL.(757)490-2300 WILLIAMSBURG, VIRGINIA 23185  
FAX:(757)499-9136 TEL.(757)903-4695





AREA TABLE				
FORMER PARCEL				
PARCEL	SQUARE FEET	ACRES	ACCOUNT #	TAX MAP #
RESIDUAL	337,305	7.743	154000934	61*61
NEW PARCELS				
PARCEL	SQUARE FEET	ACRES	ACCOUNT #	TAX MAP #
LOT 1	128,632	2.953	154000945	61*61*1
LOT 2	89,401	2.052	154000946	61*61*2
LOT 3	64,036	1.470	154000947	61*61*3
RESIDUAL	55,236	1.268	154000934	61*61
TOTAL	337,305	7.743		

MONUMENT LEGEND  
○ PIN(PLACED)  
● PIN/OTHER (FOUND)



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: 1" = 60'  
AUGUST 12, 2021  
REVISED: MAY 12, 2022

**ROUSE-SIRINE ASSOCIATES, LTD.**  
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SEE SHEET 1 FOR NOTES AND CERTIFICATIONS