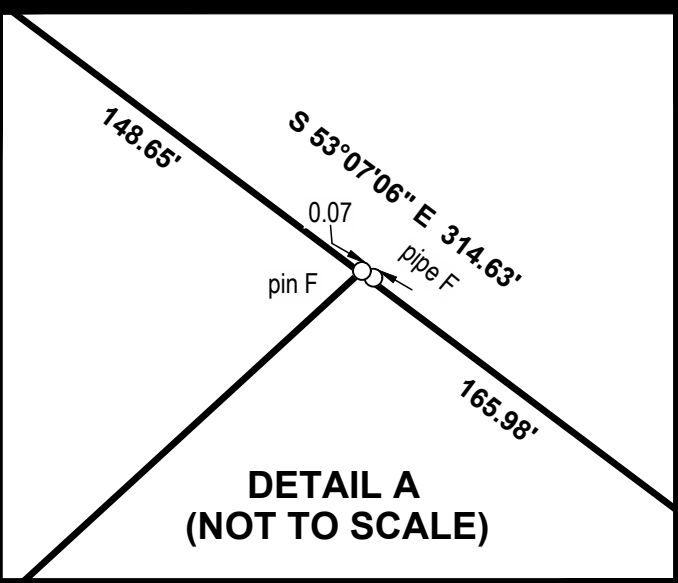




I (WE) HEREBY CERTIFY THAT I (WE) AM/ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT AS TAX PARCEL 0930000000000460. I (WE) HEREBY FURTHER AGREE THAT THE LOT LINES SHOWN HEREON ARE A TRUE AND ACCURATE DEPICTIONS OF THE BOUNDARIES OF SAID PARCEL CONSISTENT WITH PRIOR MAPS, PLATS AND DOCUMENTS OF RECORDS OF THE CITY OF CHESAPEAKE, VIRGINIA SHOWING SAID PARCEL TO THE BEST OF MY/OUR KNOWLEDGE.

S & R MANAGMENT, LLC
SHERRIE L. STOLTZ, MANAGER

DATE

S & R MANAGMNET, LLC
SUSAN D. ROCKWELL, MANAGER

DATE

STATE OF NORTH CAROLINA
CITY OF CONCORD, TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT SUSAN D. ROCKWELL, MANAGER WHOSE NAME IS SIGNED TO THE FOREGOING WRITTEN BEARING DATE THIS _____ DAY OF _____, 2026, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

REGISTRATION NUMBER:

STATE OF TEXAS
CITY OF FLOWER MOUND, TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT SHERRIE L. STOLTZ, MANAGER WHOSE NAME IS SIGNED TO THE FOREGOING WRITTEN BEARING DATE THIS _____ DAY OF _____, 2026, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

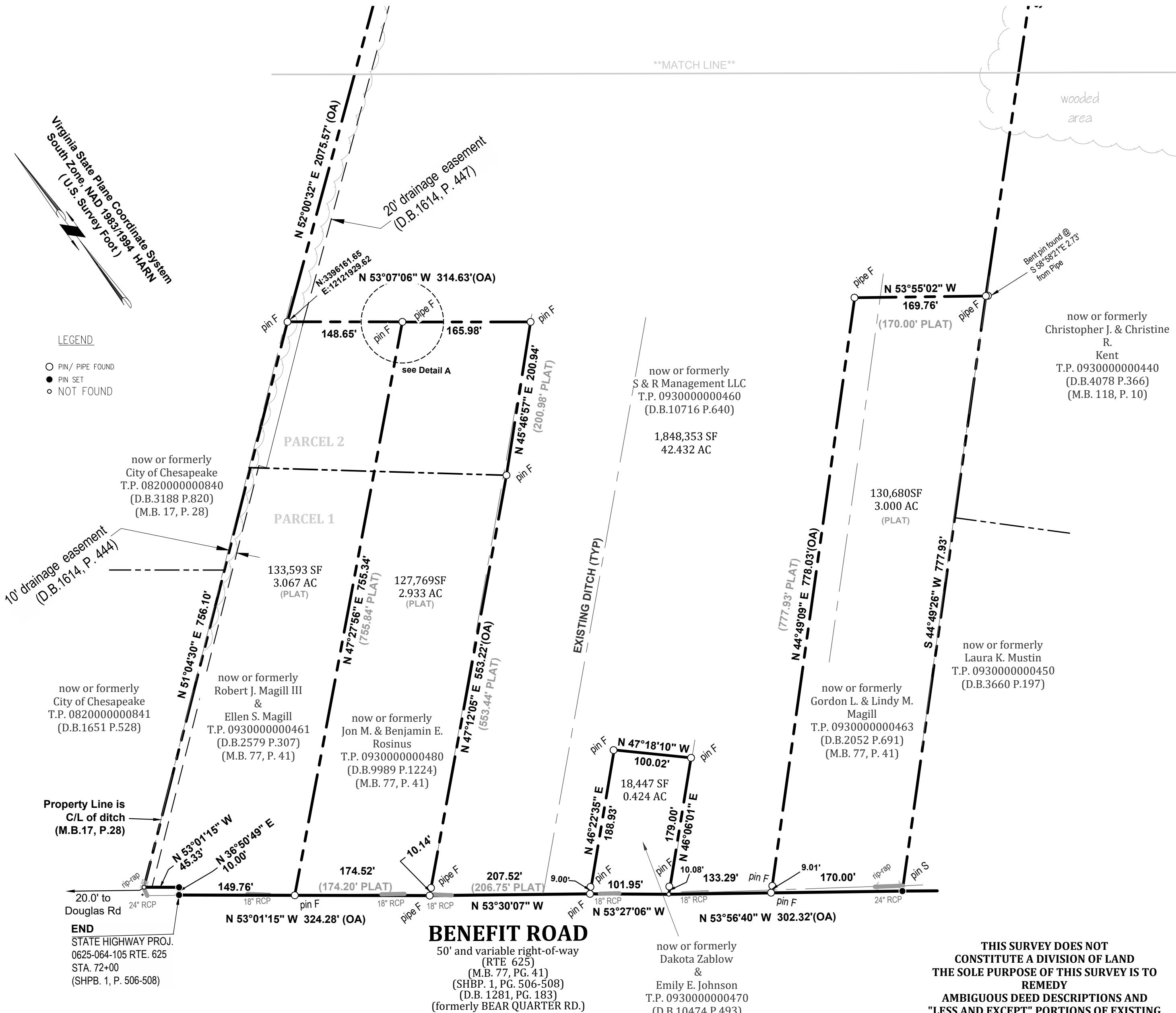
MY COMMISSION EXPIRES:

REGISTRATION NUMBER:

GENERAL NOTES

- The survey shown hereon is based on a current field survey performed on **May 7, 2025** and in combination with the plat[s] and/or deed[s] referenced herein.
- This survey was prepared **without** the benefit of a title report and is intended to only show easements that are described on the plat of record unless otherwise noted.
- This property **does not** fall within a Special Flood Hazard Area as shown on the Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map for the city of Chesapeake, Virginia. Community Panel Number: 510034 **0076 D** Dated: **December 16, 2014** This property falls within flood zone[s]: **X**
- The acreage show and labeled (plat) was taken from the respective plats and may not reflect the actual acreage of the lot.

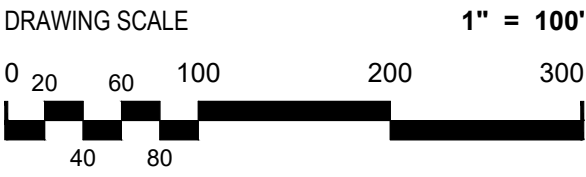
SEE SHEET 3 FOR ADDITIONAL SIGNATURES



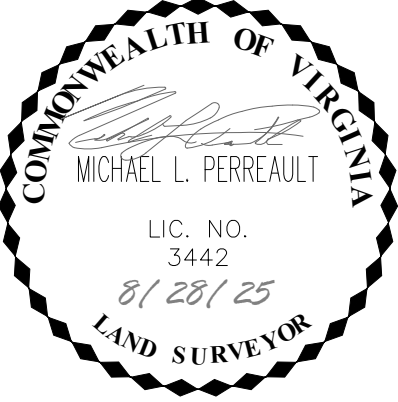
BENEFIT ROAD

50' and variable right-of-way (RTE 625) (M.B. 77, PG. 41) (SHBP. 1, PG. 506-508) (D.B. 1281, PG. 183) (formerly BEAR QUARTER RD.)

THIS SURVEY DOES NOT CONSTITUTE A DIVISION OF LAND THE SOLE PURPOSE OF THIS SURVEY IS TO REMEDY AMBIGUOUS DEED DESCRIPTIONS AND "LESS AND EXCEPT" PORTIONS OF EXISTING DEEDS.



DKT ASSOCIATES
LAND SURVEYORS
1232 E. LITTLE CREEK RD. (757) 588-5888 TEL
SUITE 300 (757) 588-5880 FAX
NORFOLK, VA DKTASSOCIATES.COM



Reference
M.B. 17, P. 28
M. B. 77, P. 41
M.B. 122, P. 31
D.B. 2579, P. 307
D.B. 9989, P. 1224
D.B. 10716, P. 640
D.B. 10474, P. 493
D.B. 2052, P. 691
D.B. 1281, P. 183 (HWY TAKE)
SHBP. 1, P. 506-508

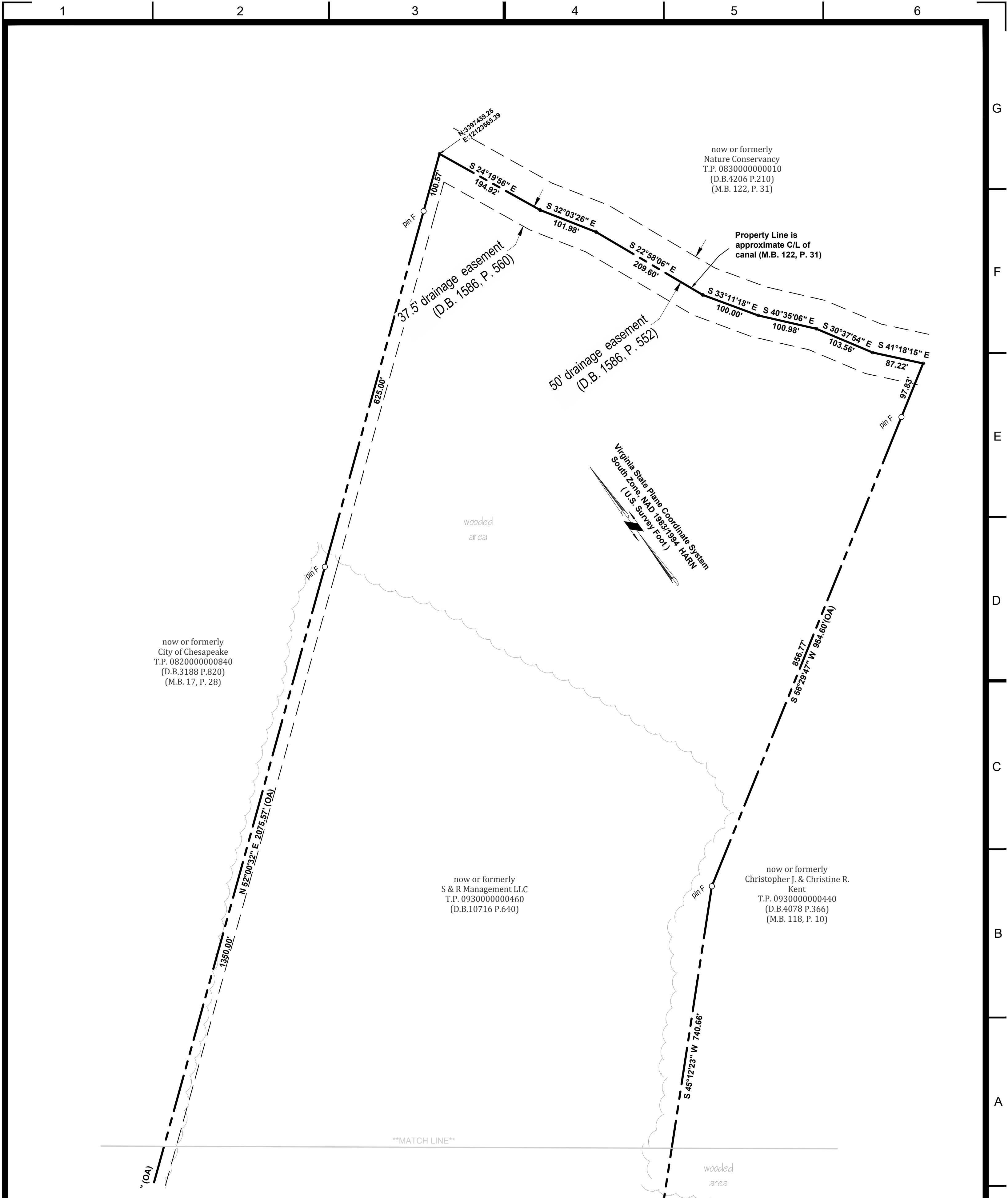
BOUNDARY SURVEY

of
T.P. 09300000000461, T.P. 09300000000480, T.P. 09300000000460,
T.P. 09300000000470 and T.P. 09300000000463

Pleasant Grove, Borough
Chesapeake, Virginia
FOR
May 9, 2025

S & R Management, LLC.

REVISED 08-28-25
SIZE ARCH C
JOB NO. 31863
F.BOOK 471/75
F.CREW MF
REVIEWED JSB
DRAWN BY MP
SHEET



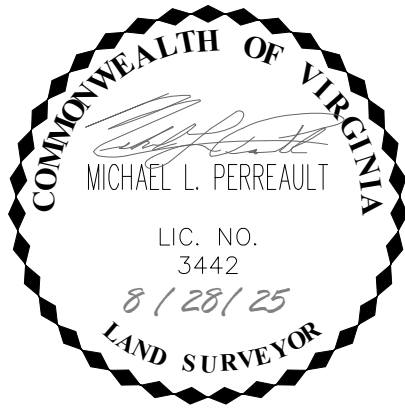
DRAWING SCALE 1" = 100'

0 20 60 100 200 300

40 80

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LAND SURVEYORS

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Reference

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BOUNDARY SURVEY

of
T.P. 09300000000461, T.P. 09300000000480, T.P. 09300000000460,
T.P. 09300000000470 and T.P. 09300000000463

Pleasant Grove, Borough
Chesapeake, Virginia

May 9, 2025

FOR

S & R Management, LLC.

REVISED 08-28-25
SIZE ARCH C
JOB NO. 31863
F.BOOK 471/75
F.CREW MF
REVIEWED JSB
DRAWN BY MP

SHEET

I (WE) HEREBY CERTIFY THAT I (WE) AM/ARE THE OWNERS OF THE PROPERTY
DEPICTED ON THIS PLAT AS TAX PARCEL 0930000000000461. I (WE) HEREBY
FURTHER AGREE THAT THE LOT LINES SHOWN HEREON ARE A TRUE
AND ACCURATE DEPICTIONS OF THE BOUNDARIES OF SAID PARCEL CONSISTENT
WITH PRIOR MAPS, PLATS AND DOCUMENTS OF RECORDS OF THE CITY OF
CHESAPEAKE, VIRGINIA SHOWING SAID PARCEL TO THE BEST OF MY/OUR
KNOWLEDGE.

ROBERT J. MAGILL, III (OWNER) DATE

ELLEN S. MAGILL (OWNER) DATE

COMMONWEALTH OF VIRGINIA
CITY OF CHESAPEAKE, TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE
CITY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT ROBERT J. MAGILL, III WHOSE NAME IS SIGNED TO THE
FOREGOING WRITTEN BEARING DATE THIS _____ DAY OF _____, 2026,
HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

REGISTRATION NUMBER:

COMMONWEALTH OF VIRGINIA
CITY OF CHESAPEAKE, TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE
CITY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT ELLEN S. MAGILL WHOSE NAME IS SIGNED TO THE
FOREGOING WRITTEN BEARING DATE THIS _____ DAY OF _____, 2026,
HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

REGISTRATION NUMBER:

I (WE) HEREBY CERTIFY THAT I (WE) AM/ARE THE OWNERS OF THE PROPERTY
DEPICTED ON THIS PLAT AS TAX PARCEL 0930000000000480. I (WE) HEREBY
FURTHER AGREE THAT THE LOT LINES SHOWN HEREON ARE A TRUE
AND ACCURATE DEPICTIONS OF THE BOUNDARIES OF SAID PARCEL CONSISTENT
WITH PRIOR MAPS, PLATS AND DOCUMENTS OF RECORDS OF THE CITY OF
CHESAPEAKE, VIRGINIA SHOWING SAID PARCEL TO THE BEST OF MY/OUR
KNOWLEDGE.

JON M. ROSINUS (OWNER) DATE

BENJAMIN E. ROSINUS (OWNER) DATE

COMMONWEALTH OF VIRGINIA
CITY OF CHESAPEAKE, TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE
CITY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT JON M. ROSINUS WHOSE NAME IS SIGNED TO THE
FOREGOING WRITTEN BEARING DATE THIS _____ DAY OF _____, 2026,
HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

REGISTRATION NUMBER:

COMMONWEALTH OF VIRGINIA
CITY OF CHESAPEAKE, TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE
CITY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT BENJAMIN E. ROSINUS WHOSE NAME IS SIGNED TO THE
FOREGOING WRITTEN BEARING DATE THIS _____ DAY OF _____, 2026,
HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

REGISTRATION NUMBER:

I (WE) HEREBY CERTIFY THAT I (WE) AM/ARE THE OWNERS OF THE PROPERTY
DEPICTED ON THIS PLAT AS TAX PARCEL 0930000000000470. I (WE) HEREBY
FURTHER AGREE THAT THE LOT LINES SHOWN HEREON ARE A TRUE
AND ACCURATE DEPICTIONS OF THE BOUNDARIES OF SAID PARCEL CONSISTENT
WITH PRIOR MAPS, PLATS AND DOCUMENTS OF RECORDS OF THE CITY OF
CHESAPEAKE, VIRGINIA SHOWING SAID PARCEL TO THE BEST OF MY/OUR
KNOWLEDGE.

DAKOTA ZABLOW (OWNER) DATE

EMILY E. JOHNSON (OWNER) DATE

COMMONWEALTH OF VIRGINIA
CITY OF CHESAPEAKE, TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE
CITY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT DAKOTA ZABLOW WHOSE NAME IS SIGNED TO THE
FOREGOING WRITTEN BEARING DATE THIS _____ DAY OF _____, 2026,
HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

REGISTRATION NUMBER:

COMMONWEALTH OF VIRGINIA
CITY OF CHESAPEAKE, TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE
CITY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT EMILY E. JOHNSON WHOSE NAME IS SIGNED TO THE
FOREGOING WRITTEN BEARING DATE THIS _____ DAY OF _____, 2026,
HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

REGISTRATION NUMBER:

I (WE) HEREBY CERTIFY THAT I (WE) AM/ARE THE OWNERS OF THE PROPERTY
DEPICTED ON THIS PLAT AS TAX PARCEL 0930000000000463. I (WE) HEREBY
FURTHER AGREE THAT THE LOT LINES SHOWN HEREON ARE A TRUE
AND ACCURATE DEPICTIONS OF THE BOUNDARIES OF SAID PARCEL CONSISTENT
WITH PRIOR MAPS, PLATS AND DOCUMENTS OF RECORDS OF THE CITY OF
CHESAPEAKE, VIRGINIA SHOWING SAID PARCEL TO THE BEST OF MY/OUR
KNOWLEDGE.

GORDON L. MAGILL (OWNER) DATE

LINDY M. MAGILL (OWNER) DATE

COMMONWEALTH OF VIRGINIA
CITY OF CHESAPEAKE, TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE
CITY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT GORDON L. MAGILL WHOSE NAME IS SIGNED TO THE
FOREGOING WRITTEN BEARING DATE THIS _____ DAY OF _____, 2026,
HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

REGISTRATION NUMBER:

COMMONWEALTH OF VIRGINIA
CITY OF CHESAPEAKE, TO WIT:

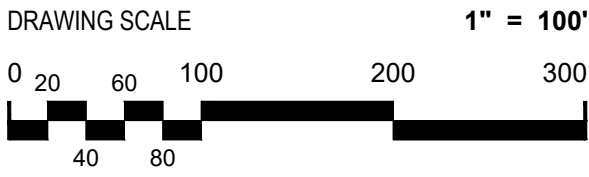
I, _____, A NOTARY PUBLIC IN AND FOR THE
CITY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT LINDY M. MAGILL WHOSE NAME IS SIGNED TO THE
FOREGOING WRITTEN BEARING DATE THIS _____ DAY OF _____, 2026,
HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

REGISTRATION NUMBER:



DKT ASSOCIATES
LAND SURVEYORS
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D.B. 2579, P. 307
D.B. 9989, P. 1224
D.B. 10716, P. 640
D.B. 10474, P. 493
D.B. 2052, P. 691

BOUNDARY SURVEY

of
T.P. 0930000000461, T.P. 0930000000480, T.P. 0930000000460,
T.P. 0930000000470 and T.P. 0930000000463

Pleasant Grove, Borough
Chesapeake, Virginia
May 9, 2025

S & R Management, LLC.

REVISED 08-28-25
SIZE ARCH C
JOB NO. 31863
F.BOOK 471/75
F.CREW MF
REVIEWED JSB
DRAWN BY MP

SHEET 3 OF 3