

SOURCE OF TITLE

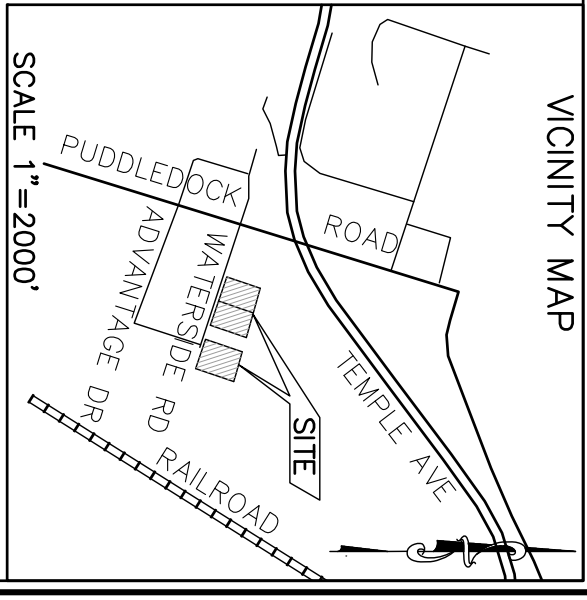
T.M.#220(07)00-005-0, 220(07)00-007-0, & 220(07)00-001-0
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS
RESUBDIVISION OF WATERSIDE COMMONS, SECTION 1
RESUBDIVISION OF LOT 5, LOT 7 AND THE RESIDUAL AREA
IN THE JEFFERSON PARK DISTRICT OF PRINCE GEORGE CO., VA
WAS CONVEYED TO FARRISH PROPERTIES LLC, A VIRGINIA LIMITED
LIABILITY COMPANY, FROM SANFORD BROTHERS, A VIRGINIA
PARTNERSHIP BY DEED DATED NOVEMBER 29, 2004 RECORDED
DECEMBER 3, 2004 AS INSTRUMENT NUMBER 040000358 IN THE
CLERK'S OFFICE OF PRINCE GEORGE COUNTY, VIRGINIA.

SURVEYOR'S CERTIFICATE:

I hereby certify that to the best of my knowledge
and belief, all of the requirements of the Board of
Supervisors and Ordinances of the County of Prince
George, Virginia, regarding the platting of subdivisions
within the County have been complied with. Given
under my hand this 7TH day of JANUARY, 2025.

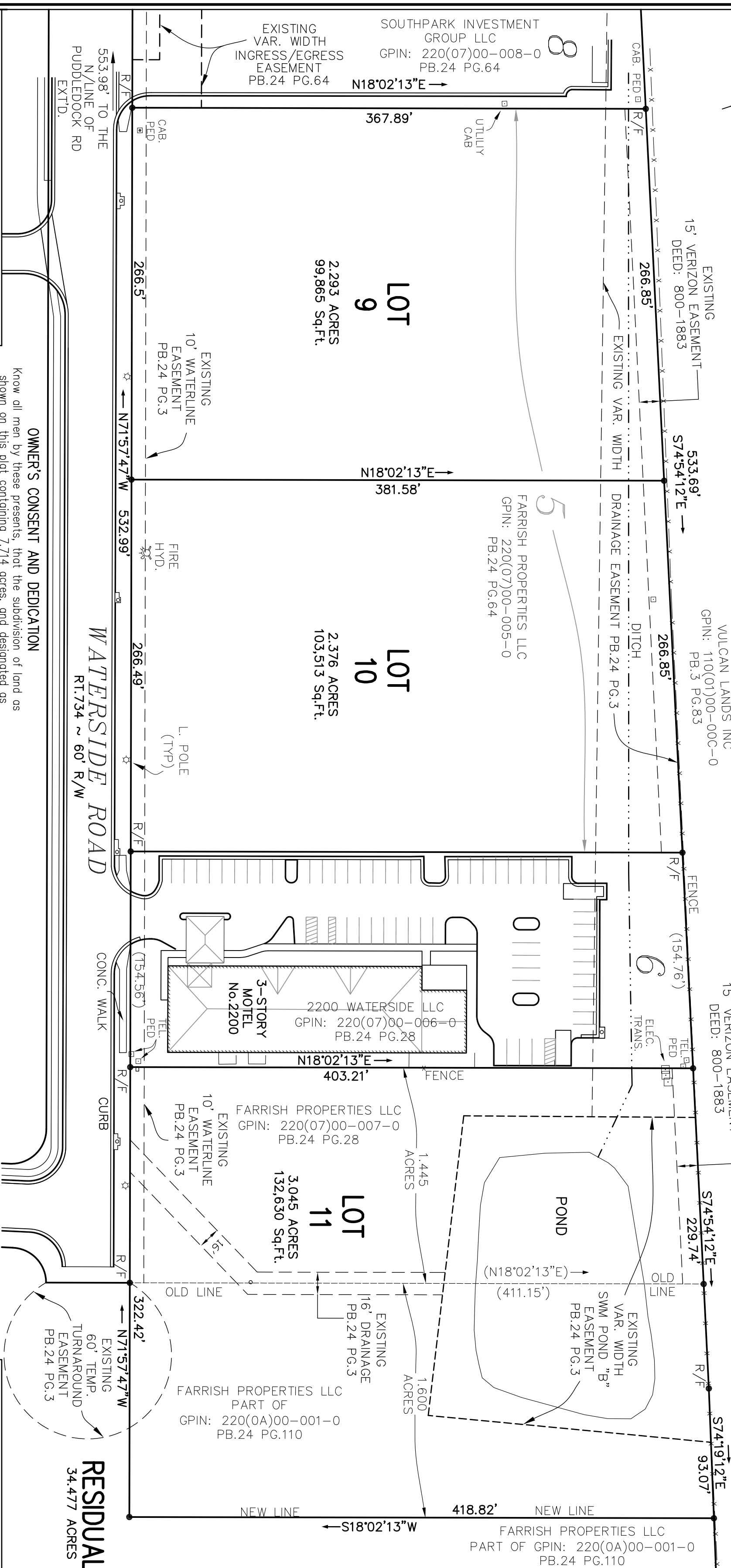
Jeffrey K. Floyd, LS Date _____

JEFFREY K. FLOYD, LS DATE: _____



NOTES:

- Owner: FARRISH PROPERTIES, LLC
T.M.#220(07)00-005-0
220(07)00-007-0
220(07)00-001-0
INST. 040000365
15750 RIVER ROAD
CHESTERFIELD, VA 23838
- Use: Commercial
- Zoning: B-1 & M-1
- Planning Area: Prince George Planning Area
- Acreage Schedule
Total number of Parcels: 3
Parcel 1 = 2,293 AC.
Parcel 2 = 2,376 AC.
Parcel 3 = 3,045 AC.
Total acreage = 7,714
- Mogisterial District: BLAND
- Water Supply: PUBLIC Wastewater: PUBLIC
- Building Setbacks to conform with Prince George County Zoning Ordinance requirements.
- FEMA ~ FIRM Map 51149C0155C & 51149C0040D Effective Date 2-9-2023
- All parcels are within Zone "X"
- Those areas in the CBPA that are not Resource Protection Areas are designated Resource Management Areas unless a site-specific delineation is accepted by the Planning Director.



CERTIFICATE OF APPROVAL

THIS SURVEY OF T.M.#220(07)00-005-0, 220(07)00-007-0, & 220(07)00-001-0, 7.714 ACRES IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MUST BE COMMITTED TO RECORD WITHIN 6 MONTHS OF THE DATE OF THE APPROVAL.

SUBDIVISION AGENT DATE: _____
 VDOT ENGINEER DATE: _____
 VDH HEALTH OFFICIAL DATE: _____

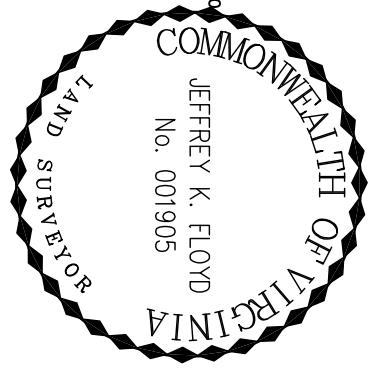
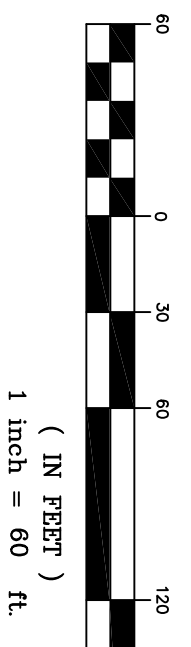
OWNER'S CONSENT AND DEDICATION

Know all men by these presents, that the subdivision of land as shown on this plat containing 7.714 acres, and designated as RESUBDIVISION OF WATERSIDE COMMONS, SECTION 1 RESUBDIVISION OF LOT 5, LOT 7 AND THE RESIDUAL AREA is with the free consent and in accordance with the desires of the undersigned Owner(s) thereof, that all easements shown on the plat are private except those easements.

FARRISH PROPERTIES, INC. DATE: _____

CITY/COUNTY OF VIRGINIA
 COMMONWEALTH OF VIRGINIA
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
 BEFORE ME THIS _____ DAY OF _____ 20____
 BY: FARRISH PROPERTIES, LLC
 NOTARY PUBLIC: _____
 NOTARY REGISTRATION NUMBER: _____
 MY COMMISSION EXPIRES: _____

GRAPHIC SCALE



RESUBDIVISION OF WATERSIDE COMMONS SECTION 1

RESUBDIVISION OF LOT 5, LOT 7 AND THE RESIDUAL AREA
BLAND DISTRICT
PRINCE GEORGE, VIRGINIA

DATE: JANUARY 7, 2025
 SCALE: 1"=60'
 DRAWN BY: JKF
 CHECKED BY: EAF
 240916435

VIRGINIA SURVEYS
 P O BOX 118
 CHESTERFIELD VA. 23832
 804-748-9481

REVISIONS: _____ SHEET
1 of 1