

NOTES

1. THIS SURVEY IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY. FIELDWORK WAS PERFORMED IN NOVEMBER 2023.
2. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 51087C0110C DATED DECEMBER 18, 2007.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN.
4. THIS IS NOT A BOUNDARY SURVEY.
5. TOTAL ACREAGE = 37.094 ACRES



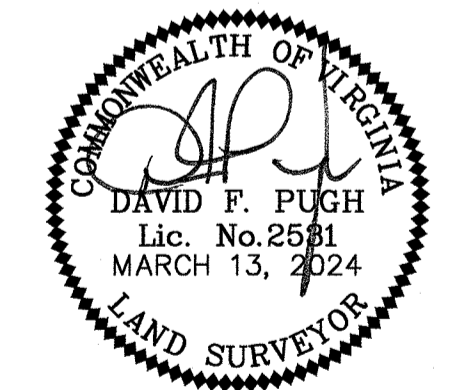
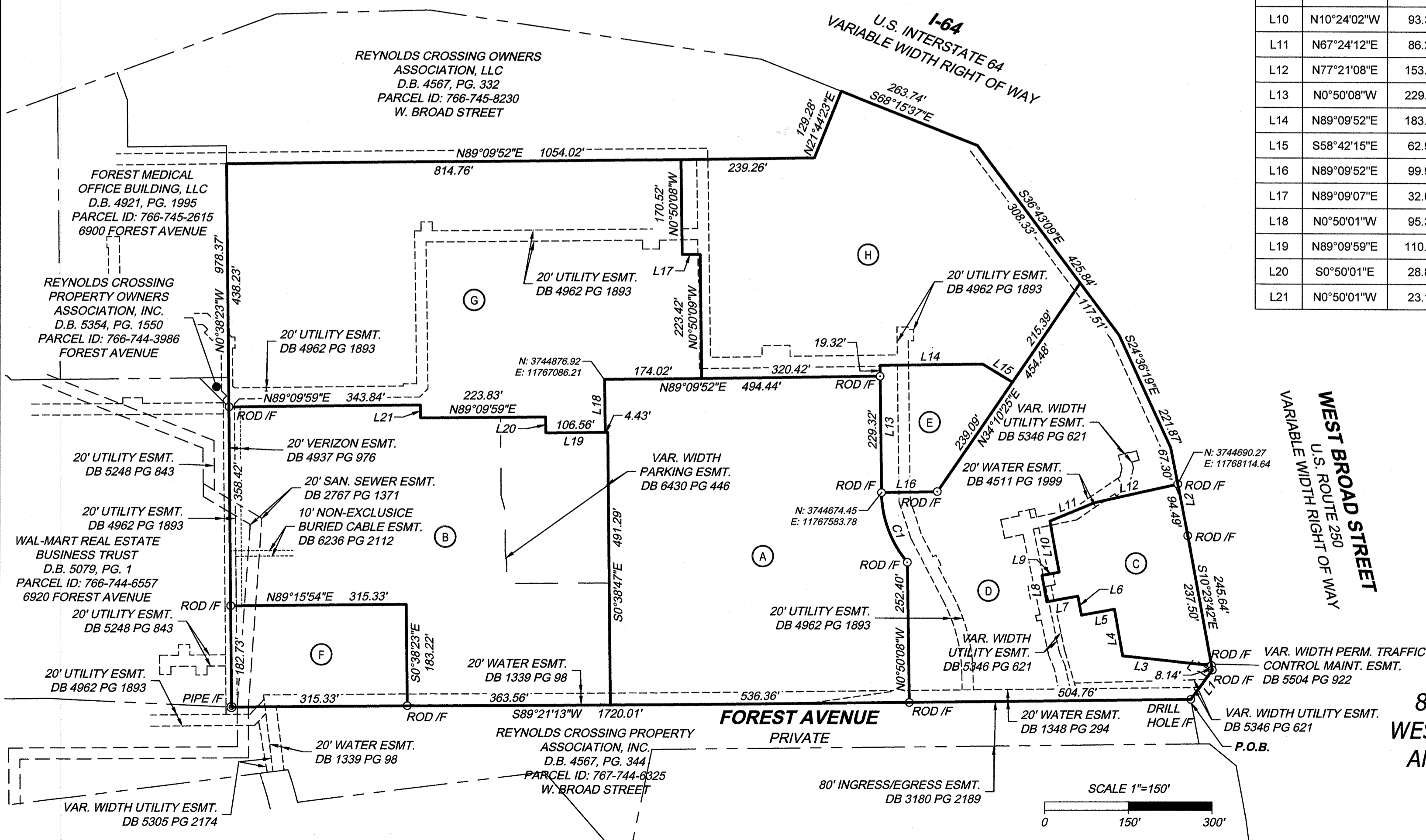
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	200.00'	136.37'	70.96'	39°04'02"	S20°22'11"E	133.74'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S35°49'58"W	65.68'
L2	S11°06'54"E	161.79'
L3	N83°50'10"W	160.07'
L4	N10°14'12"W	85.34'
L5	S79°45'48"W	60.00'
L6	N10°33'58"W	34.79'
L7	S79°30'30"W	56.68'
L8	N10°29'30"W	48.51'
L9	N79°30'30"E	31.51'
L10	N10°24'02"W	93.35'
L11	N67°24'12"E	86.22'
L12	N77°21'08"E	153.22'
L13	N0°50'08"W	229.32'
L14	N89°09'52"E	183.83'
L15	S58°42'15"E	62.97'
L16	N89°09'52"E	99.99'
L17	N89°09'07"E	32.00'
L18	N0°50'01"W	95.39'
L19	N89°09'59"E	110.99'
L20	S0°50'01"E	28.89'
L21	N0°50'01"W	23.19'

OWNERS OF RECORD

- (A) 6603 BROAD, LLC
D.B. 4389, PG. 1968
PARCEL ID: 766-744-3162
6641 W. BROAD STREET
6.928 AC.
- (B) 6605 BROAD, LLC
D.B. 4851, PG. 375
PARCEL ID: 766-744-5757
6605 W. BROAD STREET
6.874 AC.
- (C) 6623 BROAD, LLC
D.B. 4580, PG. 1715
PARCEL ID: 767-744-9052
6623 W. BROAD STREET
1.455 AC.
- (D) 6627 BROAD, LLC
D.B. 5244, PG. 2471
PARCEL ID: 767-744-7864
6627 W. BROAD STREET
5.138 AC.
- (E) REYNOLDS HOLDINGS, LLC
D.B. 5234, PG. 1737
PARCEL ID: 767-744-6580
W. BROAD STREET
0.920 AC.
- (F) REYNOLDS HOLDINGS, LLC
D.B. 4380, PG. 1322
PARCEL ID: 766-744-5838
0 FOREST AVE
1.325 AC.
- (G) FOREST AVENUE OFFICE, LLC
D.B. 4547, PG. 72
PARCEL ID: 766-745-8010
6641 W. BROAD STREET
8.455 AC.
- (H) FOREST AVENUE HOTEL ASSOCIATES, LLC
D.B. 4292, PG. 637
PARCEL ID: 767-745-5610
6631 W. BROAD STREET
6.000 AC.

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**A ZONING EXHIBIT OF
8 PARCELS OF LAND LOCATED
WEST OF W. BROAD STREET ROAD
AND SOUTH OF INTERSTATE 64**

Tuckahoe District	Henrico County
Date: Dec. 18, 2023	Scale: 1"=150'
Sheet 1 of 1	J.N.: 56001
Drawn by: KLR	Checked by: DFP
Revised: 3-14-24	

THIS DRAWING PREPARED AT THE CORPORATE OFFICE
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TIMMONS GROUP