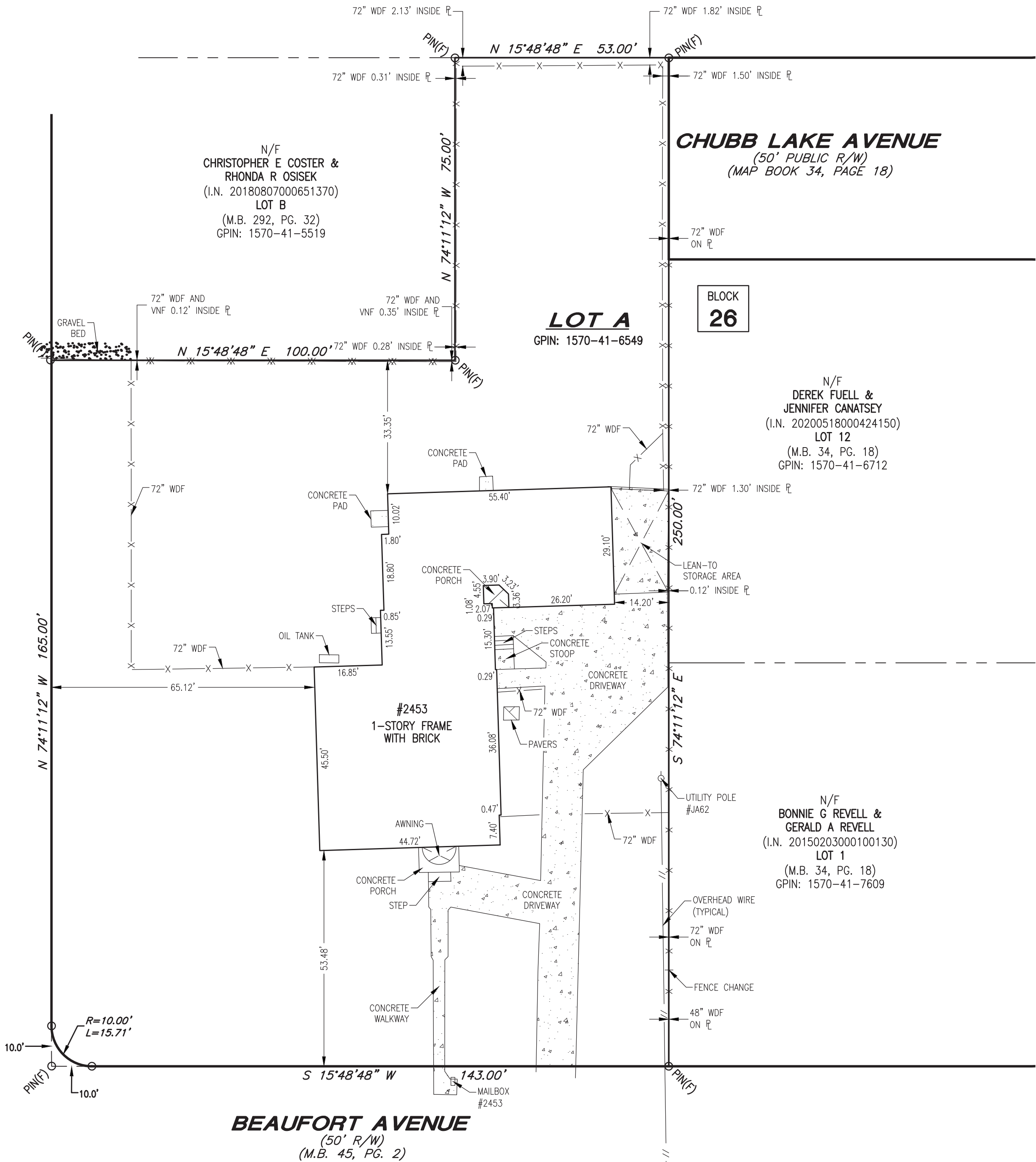


LEGEND

D.B. DEED BOOK
E EAST
(F) FOUND
I.N. INSTRUMENT NUMBER
M.B. MAP BOOK
N NORTH
N/F NOW OR FORMERLY
PG. PAGE
PL PROPERTY LINE
R/W RIGHT-OF-WAY
S SOUTH
VNF VINYL FENCE
W WEST
WDF WOOD FENCE

MERIDIAN SOURCE
(M.B. 292, PG. 32)

BRADPOINTE LANE
(50' R/W)
(D.B. 2546, PG. 1996)



LOT AREA: 30,729 SQ. FT.
ZONING: R7.5

NOTE: THIS SUBDIVISION IS APPROVED ONLY FOR THE CONSTRUCTION OF SINGLE FAMILY DWELLINGS.

NOTE: A STANDARD 5' PRIVATE DRAINAGE EASEMENT IS REQUIRED ALONG ALL SIDE AND REAR PROPERTY LINES.

FLOOD INFORMATION: THE PROPERTY SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD), AS SHOWN ON F.E.M.A.'S FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF VIRGINIA BEACH, VIRGINIA, COMMUNITY PANEL NO. 5155310017G DATED JANUARY 16, 2015.

WPL IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. THIS SURVEY DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE SUBJECT TO FLOODING, FOR FURTHER INFORMATION, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN. THIS PLAT DOES NOT INTEND TO REPRESENT A SUBDIVISION OF LAND.

THIS IS TO CERTIFY THAT ON APRIL 8, 2025, WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE PROPERTY LINES OF RECORD AS SHOWN IN: MAP BOOK 292, PAGE 32 AND THE WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND WITHIN THE SAID PROPERTY LINES AND THERE ARE NO VISIBLE ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY, EXCEPT AS SHOWN.

WPL SIGNED BY



PHYSICAL SURVEY
OF
LOT A
SUBDIVISION OF THE EASTERN 250' OF BLOCK 26,
SUBDIVISION OF TRACT M,
CHESAPEAKE PARK
(M.B. 4, PG. 210 & 233)

PLAT RECORDED IN MAP BOOK 292, PAGE 32, IN THE CLERK'S OFFICE
OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA
VIRGINIA BEACH, VIRGINIA
EXCLUSIVELY For
ATLANTIC ASSET MANAGEMENT

SCALE: 1" = 20'

APRIL 17, 2025



JOB #: 225-0103
REF PLAT: C-1238
CAD/cbk: EEM/eag
F.B./PG.: 1098/60