

ZONED B - 1

Currently Listed @ 150k per acre

NOTES:
 1. SURVEY INFORMATION PROVIDED BY MICHAEL, BAKER & ASSOCIATES.
 2. TOPOGRAPHIC INFORMATION SHOWN (DERIVED FROM GOOCHLAND COUNTY GIS).
 3. 100 YEAR FLOOD PLAIN ELEVATION SHOWN (DERIVED FROM GOOCHLAND COUNTY GIS).
 4. WETLANDS SHOWN (CLASSIFIED BY SPOONHILL, INC. AND FIELD LOGS BY MICHAEL, BAKER & ASSOCIATES).
 5. STAIRWAYS AND DISTANCES SHOWN ON THIS PLAN MAY DIFFER FROM STAIRWAYS AND DISTANCES SHOWN ON PLATS OF RECORD. THE BOUNDARY SHOWN ON THIS PLAN IS TIED TO THE NA83 UTM SOUTH ZONE COORDINATE SYSTEM.
 6. TURN LINE INFORMATION SHOWN BASED ON TRAFFIC STUDY DONE BY HANLEY HOOP & ASSOCIATES.

P/I CURVE DATA						
NUMBER	BEARS	INDUS	LENGTH	TANGENT	CHORD	CHORD BEG
C1	072°12'	23171.80	148.41	74.80	148.81	618°18'52"E
C2	80°50'00"	50.20	38.54	50.00	70.71	84°58'32"E
C3	270°34'	807.89	73.05	39.00	73.03	267°56'47"E
C4	89°30'30"	50.30	38.54	50.00	70.71	329°11'36"E
C5	072°12'	23221.80	150.18	75.09	150.18	218°18'52"W
C6	10°22'12"	807.89	216.78	108.39	216.77	85°34'47"E
C8	171°11'	1023.88	212.28	106.14	212.07	68°42'12"W

P/I LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	S48°24'30"E	8.27
L2	S18°48'31"W	114.39
L3	S27°13'30"E	30.77
L4	S89°18'32"E	15.17
L5	N67°38'12"E	34.57
L6	S18°48'18"E	84.78
L7	N64°47'31"E	17.42
L8	N77°12'30"E	15.87
L9	S58°46'42"E	16.39
L10	S17°24'30"E	14.26
L11	S18°48'34"E	55.59
L12	S89°18'32"E	51.12
L13	N67°38'12"E	34.57
L14	N18°48'18"E	73.82
L15	N64°47'31"E	47.07
L16	N67°38'12"E	108.82
L17	N27°13'30"E	40.17
L18	N67°38'12"E	34.57
L19	N67°38'12"E	34.57
L20	N67°38'12"E	34.57
L21	N67°38'12"E	34.57
L22	N67°38'12"E	34.57
L23	N67°38'12"E	34.57
L24	S77°31'14"E	19.57
L25	N67°38'12"E	40.20
L26	N77°12'30"E	30.82
L27	N18°48'34"E	52.57
L28	N67°38'12"E	34.57
L29	N67°38'12"E	34.57
L30	N18°48'34"E	4.00
L31	S18°48'34"E	4.00
L32	S18°48'34"E	80.37

0.3 to Interstate 64

0.5 to Interstate 64

B-1 AVAILABLE

B-1 AVAILABLE

Subject Property 8.335AC

Not Included in total acreage

← Goochland Court House 6 Miles West

Short Pump 9 Miles East →



YOUNGBLOOD, TYLER & ASSOCIATES P.C.
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS
 1000 WOODBURN DRIVE SUITE 410 BOX 517 WOODBRIDGE, VIRGINIA 22191
 PHONE: (703) 544-3333 FAX: (703) 544-3333 EMAIL: TYLER@YOUNGBLOOD.COM

OILVILLE TOWN CENTER
 DOVER DISTRICT GOOCHLAND COUNTY, VIRGINIA

TENTATIVE PLAN

DATE: JULY 27, 2008

REVISIONS

DESIGNED BY: WAB
 DRAWN BY: MOS
 CHECKED BY: WAB

L. W. 310-01-100
 LEAD PLS. ENGINEER

