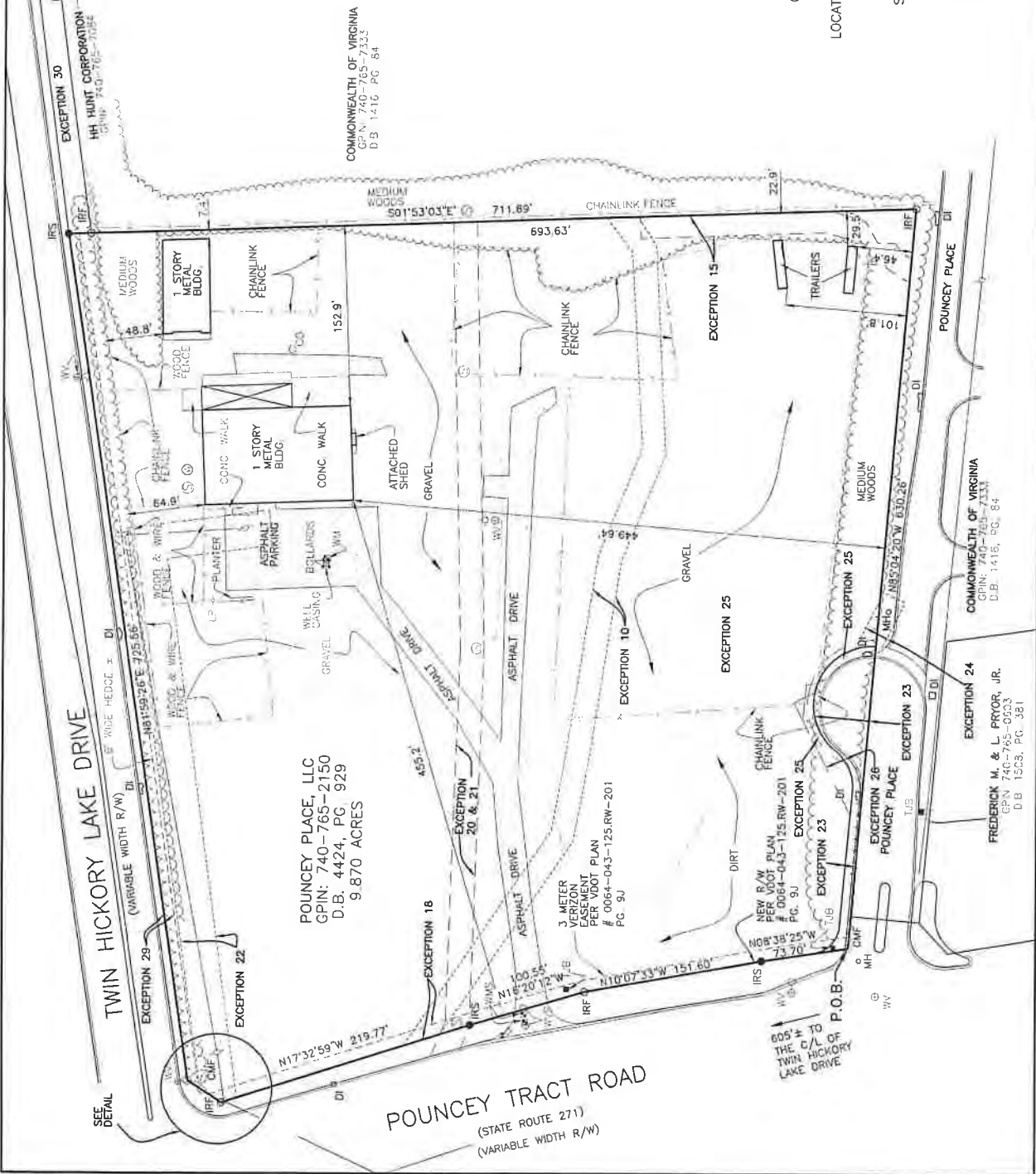


ALTA/ACSM LAND TITLE SURVEY  
OF 9.870 ACRES OF LAND NOW OR FORMERLY OF  
4545 POUNCEY TRACT ROAD  
LOCATED ALONG THE EAST LINE OF POUNCEY TRACT ROAD,  
IN THE THREE CHOPT DISTRICT OF  
HENRICO COUNTY, VIRGINIA  
SCALE: 1"=60'  
DATE: OCTOBER 31, 2013  
SHEET 3 OF 3

**BAY**  
THE BAY COMPANY  
Consulting Engineers  
8500 BELL CREEK ROAD  
MECHANICSVILLE, VA 23116  
TEL: (804) 569-7061  
FAX: (804) 569-7061  
FILED: 08113 and shown



**POUNCEY TRACT ROAD**  
(STATE ROUTE 271)  
(VARIABLE WIDTH R/W)

**POUNCEY PLACE, LLC**  
GPN: 740-765-2150  
D.B. 4424, PG. 929  
9.870 ACRES

**FREDERICK M. & L. PRYOR, JR.**  
GPN 740-765-0503  
D.B. 1503, PG. 381

**COMMONWEALTH OF VIRGINIA**  
GPN: 740-765-7333  
D.B. 1416, PG. 84

**COMMONWEALTH OF VIRGINIA**  
GPN 740-765-7333  
D.B. 1416, PG. 84

SEE  
DETAIL

605 ± TO  
THE E/L OF  
TWIN HICKORY  
LAKE DRIVE

## Metes and Bounds Description

All that certain piece or parcel of land lying and being in the Three Chopt District, Henrico County, Virginia, situated on the east line of Pouncey Tract road and being more particularly described as follows:

Beginning at a concrete monument found on the east line of Pouncey Tract Road. Said monument being located 605'± south of the south line of Twin Hickory Lake Drive being labeled P.O.B. on this plat;

Thence departing the east line of Pouncey Tract Road, NO 8°38'25"W 73.70' to a rod set;

Thence N10°07'33"W 151.60' to a rod found;

Thence N17°32'59"W 219.77' to a rod found;

Thence N33°13'07"E 19.86' to a concrete monument found;

Thence N31°51'18"E 13.72' to a concrete monument found;

Thence N81°59'26"E 725.56' to a rod set;

Thence S85°00'24"E 711.89' to a rod found;

Thence along Pouncey Place N85°04'20"W 630.26' to a concrete monument found on the east line of Pouncey Tract Road, said monument being the point and place of beginning and containing 9.870 acres of land, LESS AND EXCEPT .120 acres dedicated for public right of way as recorded in Plat Book 129, at pages 140-143, resulting in 9.7501 acres.