

PRESENTED BY JOYNER FINE PROPERTIES



1000 HUGUENOT TRAIL

MIDLOTHIAN, VA 23113



MONACAN — 1000 HUGUENOT TRAIL, MIDLOTHIAN, VA

HISTORY AND PROPERTY DESCRIPTION

According to local historical notes, in 1700 French Protestant “Huguenots” arrived in Virginia and settled over 10,000 acres of land on an abandoned Monacan Indian settlement in what is now known as Powhatan County. In the late 1720’s one of these Huguenots, Peter Chastain, acquired part of this land and built the original south-facing portion of *Monacan’s* main residence. Edward Scott later acquired Chastain’s property, along with adjoining lands. In 1831-32, he built *Monacan’s* north-facing brick portion. The property on which the main residence was built was conveyed to Hunter Pettus by the early 1940’s. By the early 1950’s, this land along with adjoining parcels, was acquired by Collins Denny, Jr. It was during this time that the kitchen and sun porch wings were added and the interior of the home was modified for the lifestyle of that era. About this same time the detached Kitchen was converted into the Guest Cottage and the Garage was built.

Mr. Denny’s widow sold the property to the current owners, Peggy and Lee Martin, Jr., in 2003. *Monacan* now includes the original 10-acre homesite plus additional acreage, for a total offering of approximately 184 acres. In addition to the historic residence, improvements include the Guest Cottage, three-bay Garage with second floor storage, Smoke House with a new lean-to, a covered Dog Run, Corn Crib, farm support buildings and other farm dependencies, two grain silos, paddocks, pastures, and three additional rental houses. There are two ponds on the property as well as many large mature trees, shrubs and planting beds.

The Martins have renovated the main residence to include significant interior improvements, including replacements and upgrades of the mechanical systems. They also have overseen improvements to the farm dependencies on the property as well as to the three rental properties.

In the main residence there are 6,242 square feet of finished square feet of living space above ground. The English basement has 2,865 square feet, most of which is utilitarian, with several exterior entrances. An extensive B-Dry system was installed recently. Two interior staircases provide access to the basement—one is located in the first floor staircase hall under the staircase, and the second is in the new mud room. In past years the basement spaces have been used for recreation and game rooms and could serve the same purposes today. The furnace room and the laundry room are both conveniently located near the service staircase leading up to the mud room.

Monacan fronts on the north side of Huguenot Trail (State Route 711) for approximately 1,900 feet, and then runs north between diverging straight historic property lines to an irregular northern boundary above the flood plain. New four-board fencing has been recently installed across the front acreage and around the yard.

An entertaining and informative Historical Notes and Recollections of *Monacan* written by Collins Denny III, is included in the attached information.



PRICE: \$3,250,000

LOT SIZE: 184.4 ACRES, IRREGULAR

CIRCA 1729, RENOVATIONS 1830’s, 1950’s & 2003

2012 REAL ESTATE TAXES: \$12,597.74 (LAND USE)

MAIN RESIDENCE DESCRIPTION



The south-facing original section of the residence has a stone foundation, frame structure with a painted clapboard siding, a slate roof, dentil cornice, wood double-hung windows, heart pine floors, plastered walls, and Colonial detail. A large covered porch overlooks the mature grounds to the south. This wing contains the first floor entry hall highlighted by the turned

stained staircase with Chipendale railing, a handsome paneled library with built-ins and a dramatic fireplace with new gas logs, and a guest bedroom/den with a large closet, a full bath, and a fireplace with new gas logs. Upstairs are two more bedrooms, each with fireplaces and closets, and plus a full hall bath.



MAIN RESIDENCE DESCRIPTION, CONTINUED



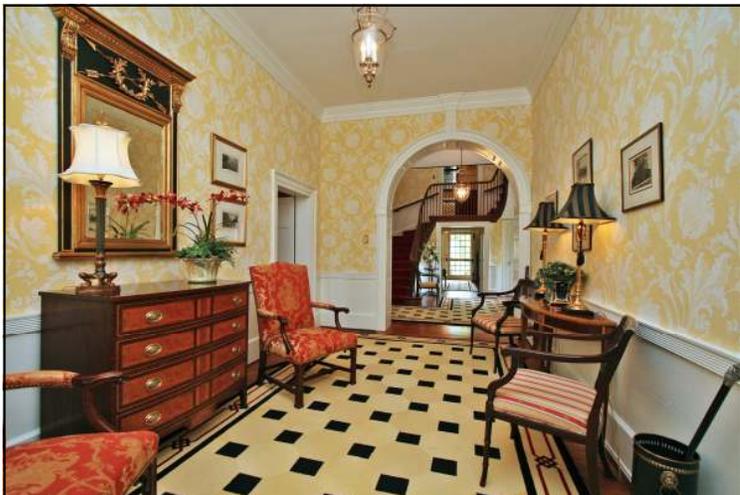
The northern wing, including the connecting hyphen, is a brick structure with copper gutters and downspouts, dentil cornice, wood double-hung windows, and louvered shutters. It also has a large covered entry porch overlooking the grounds. This wing houses the main entry hall and the staircase hall with a side exterior entrance, the living room with a fireplace, the recently conditioned sun porch with arched Pella windows and an exterior door, the dining room with a fireplace, and the totally renovated kitchen and mud room with a powder room and service staircases to the basement and second floor.

On the second floor of this north wing are the grand stair hall, a center hall overlooking the front yard and currently used as office space, and two bedrooms, each with a private bath and fireplace. The master bedroom incorporates new built-in storage and a new luxury master bathroom with a walk-in closet. The second bedroom has a large closet and a private bath, and has a door to the small wing over the mudroom. This wing contains a bedroom/storage area, a full bath, and a “trunk room,” which could also serve as a storage room or a small office. The service staircase leads downstairs to the mud room.

Inside, the interior of the main residence offers recently refinished pine flooring, plastered walls, chair rail, and multi-member crown molding. The first floor ceiling height is 11’ while second floor ceiling heights range from 8’7 to 9’3.



FIRST FLOOR FEATURES

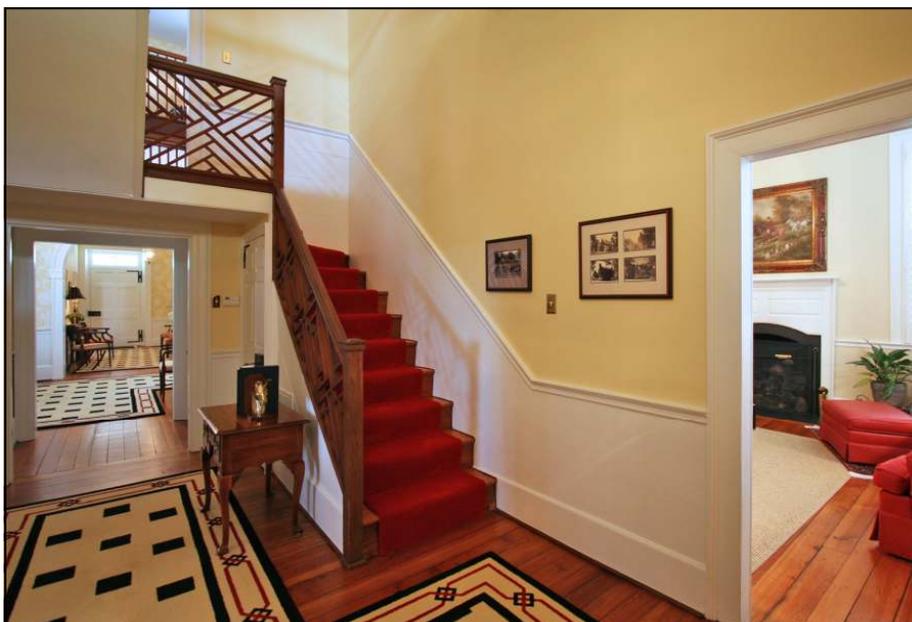


RECEPTION HALLS

Three reception halls combine to create a magnificent center hall running from the main front hall through the staircase hall located in the hyphen to the back hall.

The front hall measures 18'6 x 10' and has an oversized front door with transom, crown moulding and chair rail, and doors to the living room and dining room.

A handsome paneled archway leads from this front hall into the staircase hall measuring 16' x 14', with an exterior door leading to the yard, a coat closet, and a small parlor area and access to the English basement. The ornate main staircase meets the original staircase at a handsome second floor balcony area before gracefully bending upward to the second floor of this section of the residence. The original back entry hall is 17'3 x 9'7 and opens to the rear of the residence. The original staircase rises from this entry to meet the main staircase at the second floor balcony area and then turns to go up to the two bedrooms and full bath on the second floor of the original structure.



FIRST FLOOR FEATURES



LIVING ROOM
18'7" x 17'7"



Crown moulding; wood floor; two windows; opens to the sun room and to the front foyer; wood-burning fireplace with slate hearth and surround and a custom mantel



SUNROOM
19' x 17'6"

Brick floor and exposed brick walls; three walls of arched Pella casement windows with Plantation Shutters; new arched topped exterior door with upper and lower glass panels; ceiling fan; built-in serving counter with a brass bowl sink and water spigot (a gift from friends from Holland) and decorative tile backsplash, plus raised panel storage cabinets below; new heating and air conditioning system; to the living room

FIRST FLOOR FEATURES

DINING ROOM 18'7" x 16'

Crown moulding and chair rail mouldings; wood floor; wood burning fireplace with slate hearth and surround and a custom mantle; two windows; large storage closet; doors to the kitchen and the front foyer



FIRST FLOOR FEATURES



KITCHEN 18'7" x 16'10"

Total renovation! Twelve-inch tumbled floor tiles; granite countertops; stained raised-panel cabinets to the ceiling with crown moulding and under-cabinet lighting; some cabinets have glass fronts; backsplash is tumbled ceramic tiles laid on the diagonal; recessed niche with an arched opening and farmhouse style base cabinet with granite top houses the smooth-topped electric Wolf cooktop and range hood; built-in spice rack and display shelves; custom island with Brazilian wood top and legs to match the cooktop cabinet; two windows overlooking the front views and a triple window overlooks the back views; two sinks — one is a farmhouse style with disposal and the other is a double sink with disposal; appliances include two built-in GE Monogram stainless steel ovens and a built-in microwave and warming drawer with a display niche above for a television, GE Professional trash compactor, GE Monogram ice maker, Miele stainless steel front dishwasher, U-Line wine chiller, Sub-Zero side by side stainless steel refrigerator/freezer; built-in storage and serving niche with base cabinet; separate built-in desk area; door to the pantry closet, service stairs to the second floor, powder room and mud room



FIRST FLOOR FEATURES



MUD ROOM 11'10" X 11'4"
& POWDER ROOM

Ceramic tile floor continues from the kitchen; built-in coat closet and storage cabinet; built-in benches; recessed built-in sink; four new windows with Plantation Shutters; bead board wainscoting; exterior door; door to the basement; powder room with a linen closet, window, bead board wainscoting, stained vanity with raised panel doors, granite top with bowl sink and wall spigot

LIBRARY
17'3" X 17'2"



Wood floor; Georgia long-leafed pine stained wall panels, bookcases, and base cabinets with raised panel details; two arched openings with windows and shelving flank the fireplace; new gas-logs in the fireplace with slate hearth and surround; custom stained mantle with decorative panels and trim

FIRST FLOOR FEATURES

DEN OR FIRST FLOOR BEDROOM 17'3" x 13'4"

Wood floor; crown moulding and chair rail; two windows with Plantation Shutters; fireplace with new gas logs, slate hearth and surround, custom mantle with panel details; closet; private bathroom with tile floor, pedestal sink, tub/shower, linen closet and a window



SECOND FLOOR FEATURES

STAIR HALL / UPPER PARLOR 18' x 15'11"

At the top of the grand staircase; wood floor; handsome curved railing and banister on the staircase with a door to the back hall landing; display niche; chair rail; two closets; dramatic arched opening with paneled details opens to the front hall



FRONT HALLWAY / OFFICE 14'8" x 11'9"

Wood floor; chair rail; pull-down attic access; storage closets flank the window overlooking the front views; doors to the two front bedrooms; currently used as home office space



SECOND FLOOR FEATURES

MASTER BEDROOM 18'7" x 15'7"



Wall-to-wall carpet; chair rail; two windows with Plantation Shutters; built-in storage and entertainment center with window seat; fireplace with slate hearth and surround and a custom mantle; door to the dressing area and master bathroom



MASTER BATHROOM

Total renovation! Marble tile floor with floor warming system; linen closet; walk-in closet with multi-level rods and shelves, custom storage and a drop-down work/storage space; full soaking tub with a wall display/storage niche, a separate tile shower with a built-in bench and glass walls and doors; double vanity with undermount sinks, plus a separate built-in dressing table, built-in storage cabinets, recessed lighting, and a separate toilet room with built-in storage and pocket door



SECOND FLOOR FEATURES

BEDROOM #2 18'8 x 16'3

Wood floor; fireplace with slate hearth and surround; closet; door to the service wing; private bathroom with a tile floor, wainscoting, and tub/shower surround; pedestal sink; window

SERVICE WING — TRUNK ROOM, STORAGE ROOM & FULL BATH

The upstairs service wing houses a storage “trunk room” just off bedroom #2. This opens to a small hallway which opens to a full bath and another storage room or office, and to a back service staircase that leads downstairs to the mud room.

HALL BATHROOM

Located in the original structure between bedrooms #2 and #3. Tub/shower; vanity with sink; linen closet; window



BEDROOM #3 14'11 x 13'6

Located in the original structure; wood floor; chair rail; fireplace with slate hearth, surround and custom mantle; two closets; three windows

BEDROOM #4 17'6 x 17'6

Located in the original structure over the paneled library; wood floor; chair rail; two closets



BASEMENT FEATURES

- The full English basement has recently had an extensive B-Dry system installed.
- ◇ The basement contains 2,865 square feet of living space and is accessed from two interior staircases to the main level.
 - ◇ The hallway staircase opens to a wide basement entry hall with an exterior door and stairwell leading up and out to the back yard. There is also a half bath in this entry hall.
 - ◇ Under the south wing is unfinished storage space. Here four newly installed steel reinforcing beams add additional stability to the original structure. Additional insulation has also been added to this space.
 - ◇ Under the dining room is a recreation room (16'2 x 11'8) with a huge fireplace and a closet plumbed for a wet bar.
 - ◇ A huge game room or storage room (27'9 x 18'9) is located under the living room.
 - ◇ The more service oriented areas are located close to the service staircase to the mudroom, and are located under the kitchen and mudroom. The laundry room provides a large work area with hookups for the washer and dryer. The mechanical room provides easy access to equipment, including the new HVAC system. All of these areas have windows providing natural light.



THREE-BAY GARAGE &
EQUIPMENT STORAGE

Located adjacent to the main residence and the guest house, the three-bay garage has a floored second floor offering generous storage space and pedestrian doors to the walkway to the house.

GUEST COTTAGE—1002 HUGUENOT TRAIL
758 SQUARE FEET

The charming guest cottage was *Monacan's* original kitchen consisting of two large rooms with fireplaces. It is a brick structure with a covered front brick porch and exterior doors into each of the rooms.

The living room measures 17'9 x 14'1 and has been updated to include a full kitchenette. It has a wood floor, crown moulding, bead board wainscoting, a fireplace, ceiling fan, three windows, and a door to the connecting hallway with a full bathroom.

The bedroom measures 17'10 x 13'6 and also has a wood floor, fireplace, bead board wainscoting and an exterior door. Additionally there is a pull down attic access door and closet.

A new heat pump has been installed recently, along with the interior renovations.



RENTAL HOUSES

1004 HUGUENOT TRAIL

This two-story home was built in 1978 and has 1,537 square feet of living space. It includes a living room and dining room, a full kitchen, laundry room and first floor bedroom and bathroom. Upstairs are two bedrooms and a full bath.

A new heat pump (heat and a/c) and water heater have been installed, along with new side porches.



1004 HUGUENOT TRAIL



This two-story cape cod styled home was built in 1938 with upgrades in 1950 and 1960 and has 1,623 square feet.

Included are the enclosed porch, living room, dining room, family room, kitchen and pantry, a first floor bedroom, and full bathroom. Two bedrooms are upstairs.

The unfinished basement has exterior access and includes 416 square feet.

Recent improvements include new heating and air conditioning system on the first floor, a new septic system, new water heater, kitchen upgrades and appliances.

1008 HUGUENOT TRAIL

Built in 1920, this two-story home offers 1,438 square feet with another 125 square feet in the unfinished basement with exterior access only.

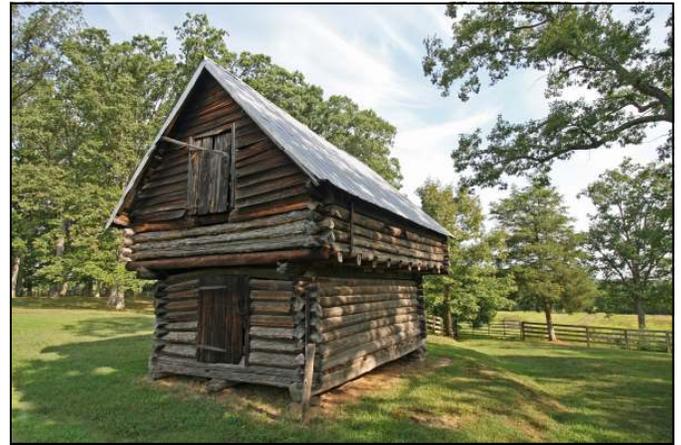
The first floor has a foyer, an enclosed porch, living room, dining room, and a new kitchen. Upstairs is a new full bathroom and two bedrooms and an office or third bedroom.

There is new HVAC on both floors — a new heating and cooling system downstairs and two new air conditioning units upstairs, plus a new water heater.



FARM DEPENDENCIES

- ◇ 8-Stall Barn/Stable 36.4' x 65.5' Known as the Old Dairy Barn; new doors and pump; partial loft; tack room in an adjacent building
- ◇ Five-Stall Pole Barn 24' x 60'
- ◇ Pole Barn 40' x 51'
- ◇ 4-Stall Barn/Stable 48.5' x 56.5' Known as the Zato Barn; tack room; large storage area
- ◇ 6-Stall Barn/Stable 36' x 76' Known as the Horse Barn; also has a tack room and partial loft; new doors, pumps, and windows
- ◇ Storage Building 12' x 28'
- ◇ Pole Barn 61' x 62.5'
- ◇ Equipment Shop/Shed 34' x 72'
- ◇ Equipment Shed 28.3' x 30' Known as the Garage; new garage door and steel beams, electrical upgrades
- ◇ Two metal Grain Silos



SPECIAL FEATURES

Including recent improvements by the current owners:

- ◆ New heating and air conditioning system in the entire main residence
- ◆ New heating and air conditioning system installed in the sun room
- ◆ B-Dry system installed in the basement
- ◆ Upgraded electrical system
- ◆ Generator (propane) runs most all of the main residence and guest house electrical needs, including heat and air conditioning, and the well pump
- ◆ Totally renovated kitchen and master bathroom
- ◆ New storm windows and copper gutters
- ◆ New 4-board fencing around the front acreage and yard
- ◆ Mature landscaping and plantings
- ◆ Numerous repairs and upgrades to the main residence, guest house, rental properties and farm dependencies—see the complete list in the attached information packet



OFFERED BY JOYNER FINE PROPERTIES

2727 ENTERPRISE PARKWAY, SUITE 200, HENRICO, VA 23294

RICHARD BOWER

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C: 804-476-0010

RICHARD@RICHARDBOWER.COM



All information is deemed reliable, but is not guaranteed. All room measurements approximate.

ADDITIONAL INFORMATION

- ◇ RESIDENTIAL PROPERTY DISCLOSURE &
LEAD PAINT DISCLOSURE
- ◇ IMPROVEMENTS MADE BY THE CURRENT OWNERS
SINCE 2003
- ◇ FLOOR PLANS
(ORIGINAL—WITHOUT RECENT RENOVATIONS)
- ◇ SURVEY



RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO SELLER AND PURCHASER

The Virginia Residential Property Disclosure Act (§ 55-517 et seq. of the Code of Virginia) requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish this form to the purchaser and to refer the purchaser to a Virginia Real Estate Board website for additional information. Certain transfers of residential property are excluded from this requirement (see § 55-518).

Property Address/ 1000 Huguenot Trail Midlothian Va 23113
Legal Description:

The owner makes no representations with respect to the matters set forth and described at the RESIDENTIAL PROPERTY DISCLOSURES web page. The purchaser is advised to consult the website (http://www.dpor.virginia.gov/dporweb/reb_consumer.cfm) for important information about the real property.

The undersigned owner(s) represents that there are no pending enforcement actions pursuant to the Uniform Statewide Building Code (§ 36-97 et seq.) that affect the safe, decent, and sanitary living conditions of the real property described above of which the owner has been notified in writing by the locality, nor any pending violation of the local zoning ordinance which the violator has not abated or remedied under the zoning ordinance, within a time period set out in the written notice of violation from the locality or established by a court of competent jurisdiction, except as disclosed on this statement.

The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of rights and obligations under the Virginia Residential Property Disclosure Act.

Handwritten signatures and dates for two owners: J. Martin 8/29/12 and Peggy W. Martin 8/29/12

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Purchaser Date Purchaser Date

DPOR 7/11





**VIRGINIA ASSOCIATION OF REALTORS
DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS
(Purchase)**

This disclosure applies to the property(ies) in the City or County of Powhatan and is described as follows:
1000 Huguenot Trail

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Sellers' Disclosures (each Seller initial in each space and check the appropriate box after each space)

h (a) Presence of lead-based paint hazards (check one below):
PWM

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____

h (b) Records and reports available to the seller (check one below):
PWM

Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents): _____

Purchasers' Acknowledgments (each purchaser initial in each space)

_____ (c) Purchaser has received copies of all information listed above.

_____ (d) Purchaser has received the pamphlet "Protect Your Family From Lead in Your Home."

_____ (e) Purchaser has (check one below):

Received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agents' Acknowledgments (each agent involved in this transaction initial in the appropriate space)

_____ (f) Seller's agent (listing agent) has informed the seller of the seller's obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure seller's compliance therewith.

_____ (g) Seller's agent (subagent) has informed the seller of the seller's obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure seller's compliance therewith.

_____ (h) Purchaser's agent (if agent will receive any compensation from seller or seller's agent) has informed the seller of the seller's obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure seller's compliance therewith.

Certification of Accuracy

The following parties have reviewed the information above and certify that, to the best of their knowledge, the information provided by the signatory is true and accurate.

Seller [Signature] Date 8/29/12 Seller Peggy W. Maille Date 8/29/12

Purchaser _____ Date ___/___/___ Purchaser _____ Date ___/___/___

Listing Agent _____ Date ___/___/___ Purchaser's Agent _____ Date ___/___/___

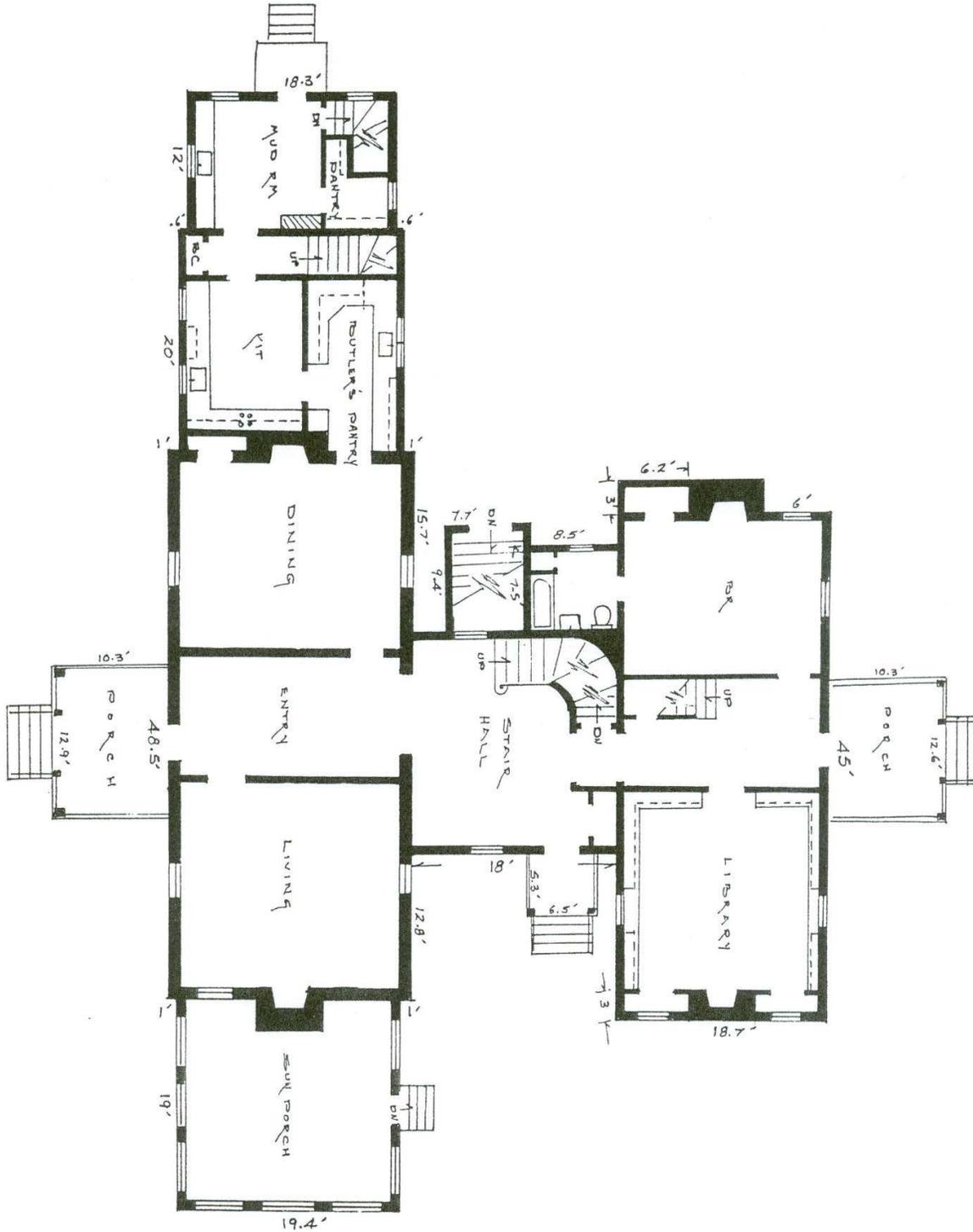
Richard Bower _____ Date ___/___/___

Subagent _____ Date ___/___/___

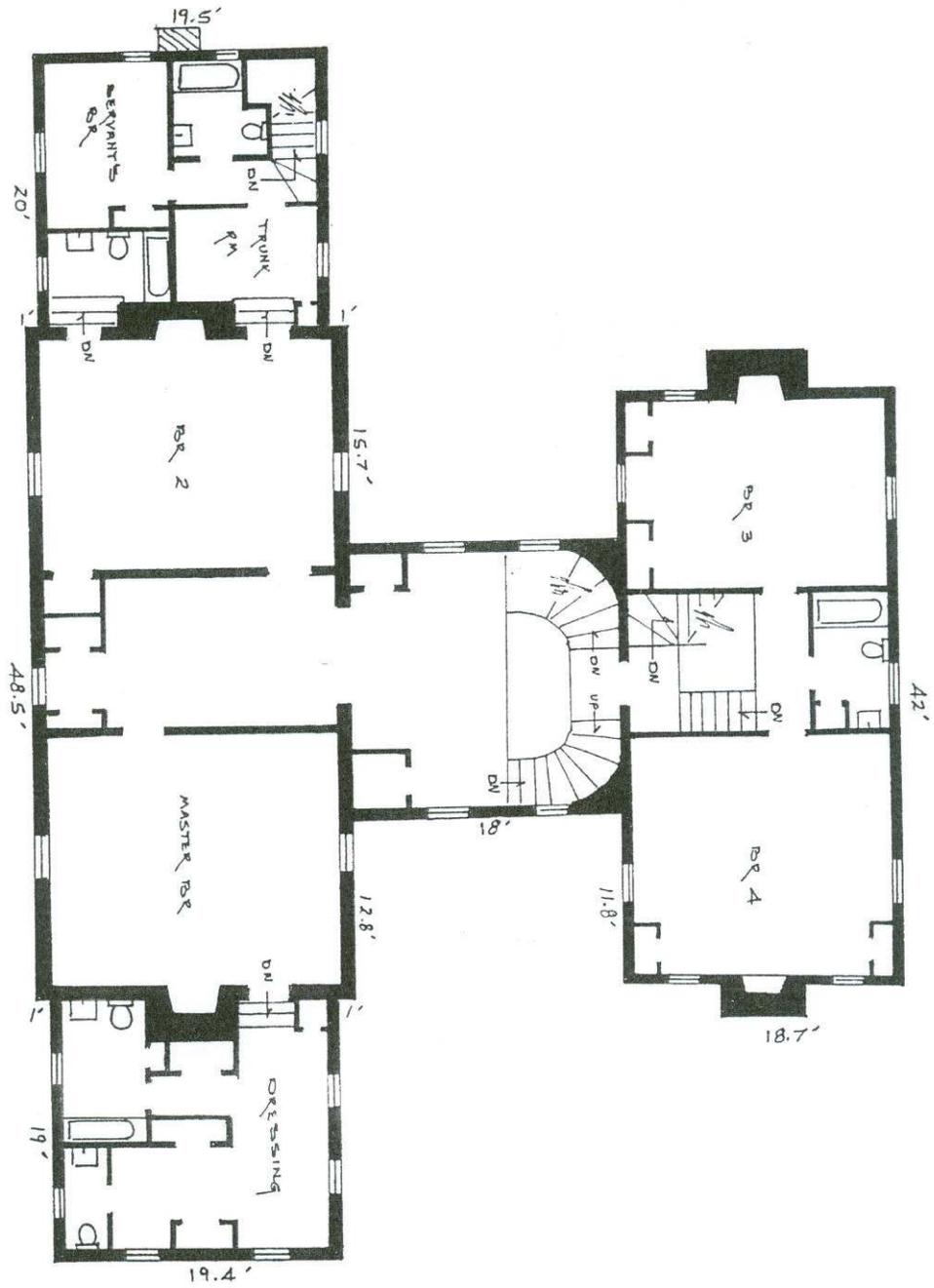
This form was produced by Richard Bower Jr., CVR MLS forms may be used only by members in good standing of the Central Virginia Regional MLS.



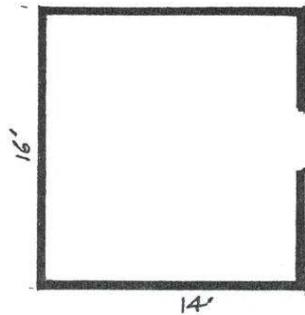
The main residence floor plan shown on the next two pages reflects the configuration of rooms prior to the recent renovations. The current owners have totally renovated and reconfigured the kitchen and butlers pantry, and have totally renovated the mud room to incorporate storage areas and a powder room. Upstairs on the second level, the master bathroom has also undergone a total renovation and the master bedroom has had built-in storage added.



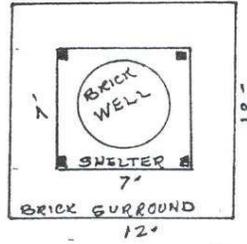
MONACAN RESIDENCE ~ FIRST FLOOR



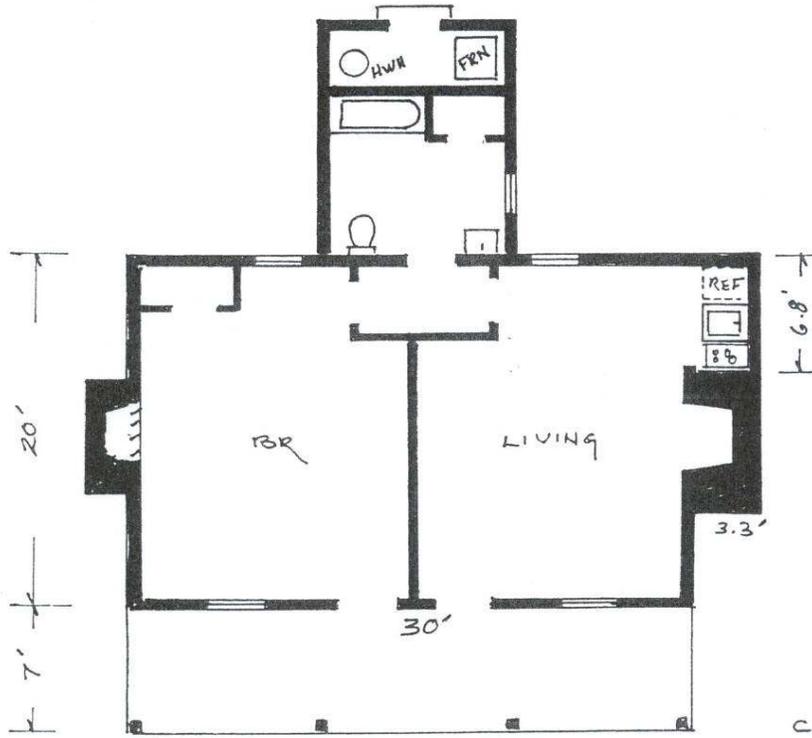
SECOND FLOOR



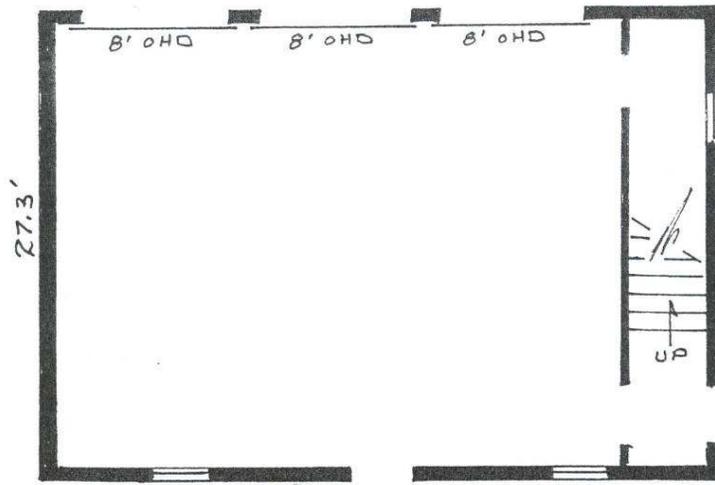
SMOKE HOUSE



WELL SHELTER



COTTAGE



GARAGE

IMPROVEMENTS AND ASSOCIATED COSTS MADE BY THE CURRENT OWNERS:

HOME/FARM IMPROVEMENTS MONACAN FARM

HOME - \$368,260

B-Dry System - \$14,000
Support Beams - \$860
Heat/AC - \$38,000
Back up gas tank for heat - \$1100
Kitchen Steps replaced - \$3500
Railings replaced - \$900
Den Bath - subfloor/tile - \$600
Total Kitchen - \$142,000
Replaced 3 porch tops - \$15,900
Storm Windows - \$11,500
Copper Gutters - \$14,500
Water Softener - \$1400
Exterior Paint - \$14,000 and later \$20,000
New porch door/install - \$3900
Bath Total - \$81,000
Sunroom heat/AC unit - \$1900
Gas Logs - \$2000
Chimney wiretops - \$1200
Bedroom built ins - ?

FYI - Other things we've done: \$67,500

Roof repairs - \$8000
Floors refinished - \$9600
Plaster - \$6500
Electrical upgrades - \$8600
Interior paint - \$22,000
Shutters, blinds, shades - \$10,900
Chimney repairs - \$1900

IMPROVEMENTS CONTINUED:

FARM

Equipment Shed - \$10,600

- new garage door - \$2100
- new siding - \$2700
- electrical upgrades - \$1500
- paint - \$2000
- steel beams - \$2300

Fencing - \$57,500

Barn Repairs - \$16,700

(roof, doors, pumps, windows, electrical, paint, etc.)

1002 - \$5550

- new heat pump/AC - \$1500
- kitchen dishwasher, bath sink, flooring - \$450
- blinds - \$800
- wiring - \$500
- removal rotted wood, drywall and repairs - \$2300
- roof repairs - \$1800

1004 - \$9600

- exterior paint - \$2400
- new water heater - \$500
- new heat pump - \$3200
- new side porches, exterior repairs - \$3500

1006 - \$17,800

- interior/exterior paint - \$2100 exterior again - \$1000
- new heating/AC downstairs - \$3900
- refrigerator - \$400
- new septic system - \$5000
- water heater \$2800
- insulation - \$400
- kitchen floor, some appliances, countertop - \$2200

IMPROVEMENTS CONTINUED:

1008 - \$22,700

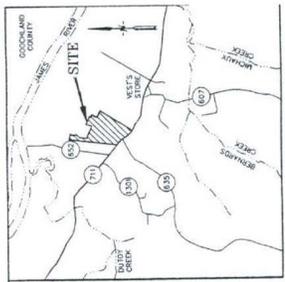
- new kitchen and bath - \$5000
- new heating/AC downstairs - \$3400
- 2 new AC units upstairs - \$800
- water heater - \$800
- paint interior/exterior - \$5500
- electrical upgrades - \$2200
- new porch floor - \$700
- sump pump in basement - \$4300

Moisture control treatment for 1006 and 1008 - \$3000

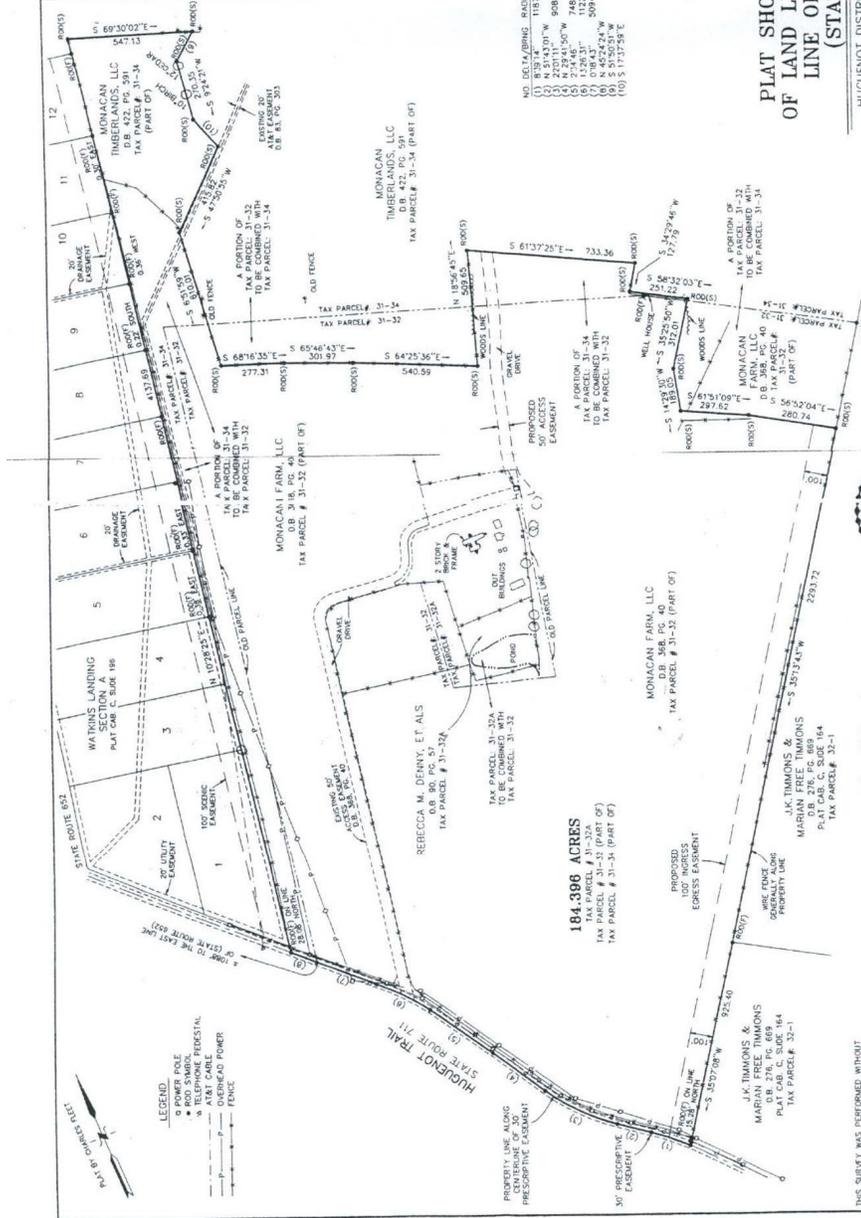
New pipe between 1006 and 1008 plus new pump in well - \$3100

Misc:

Smokehouse addition, new doors on generator shed, replacing boards on the smokehouse and generator shed, dog cover, cottage molding, painting, cottage, smokehouse, well and garage - \$8800



VICINITY MAP
1" = 1 MILE



184.396 ACRES
TAX PARCEL # 31-32A (PART OF)
TAX PARCEL # 31-34 (PART OF)

NO.	BEARING	RADIUS	LEW/OBST.	TANGENT	CHORD	BEARING	CHORD
(1)	N 151°32'00"W	151.60		151.60		N 47°32'54"W	178.15
(2)	N 51°43'01"W	151.60		151.60		N 47°32'54"W	178.15
(3)	S 27°04'15"W	151.60		151.60		N 47°32'54"W	178.15
(4)	S 27°04'15"W	151.60		151.60		N 47°32'54"W	178.15
(5)	S 27°04'15"W	151.60		151.60		N 47°32'54"W	178.15
(6)	S 27°04'15"W	151.60		151.60		N 47°32'54"W	178.15
(7)	S 27°04'15"W	151.60		151.60		N 47°32'54"W	178.15
(8)	S 27°04'15"W	151.60		151.60		N 47°32'54"W	178.15
(9)	S 27°04'15"W	151.60		151.60		N 47°32'54"W	178.15
(10)	S 27°04'15"W	151.60		151.60		N 47°32'54"W	178.15

**PLAT SHOWING 184.396 ACRES
OF LAND LYING ON THE NORTH
LINE OF HUGUENOT TRAIL
(STATE ROUTE 711)**

HUGUENOT DISTRICT • POWHATAN COUNTY, VIRGINIA
DATE: SEPTEMBER 27, 2002 SCALE: 1" = 300'



KOONTZ-BRYANT, P.C.
A Full Service Civil Consulting Firm
8831 MAYLAND DRIVE
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HENRICO, VA 23294
(804) 740-9200 (804) 740-7338 FAX
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APPROVED BY POWHATAN COUNTY PLANNING DEPARTMENT
PLANNING COMMISSION
DATE: 9/27/02



THIS IS TO CERTIFY THAT ON JULY 1, 2002 I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON, EITHER FROM THE ADJOINING PREMISES OR FROM THE SUBJECT PREMISES AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE MINIMUM FIELD AND OFFICE PROCEDURES FOR A COMMUNITY PANEL INSURANCE RATE MAP, AS REQUIRED BY THE CODE OF VIRGINIA HAVE BEEN COMPLIED WITH. ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.

THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF TITLE INSURANCE. ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT.
THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN THE FLOOD HAZARD ZONE SHOWN ON A COMMUNITY PANEL INSURANCE RATE MAP. FLOOD INSURANCE RATE MAP INFORMATION IS OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DRAWN BY: JSL
CALC. CHECK: EAH 9/27

OFFERED BY

JOYNER FINE PROPERTIES
2727 ENTERPRISE PARKWAY
SUITE 200
HENRICO, VA 23294

RICHARD BOWER
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C: 804-476-0010
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All information is deemed reliable, but is not guaranteed.
All room measurements approximate.

