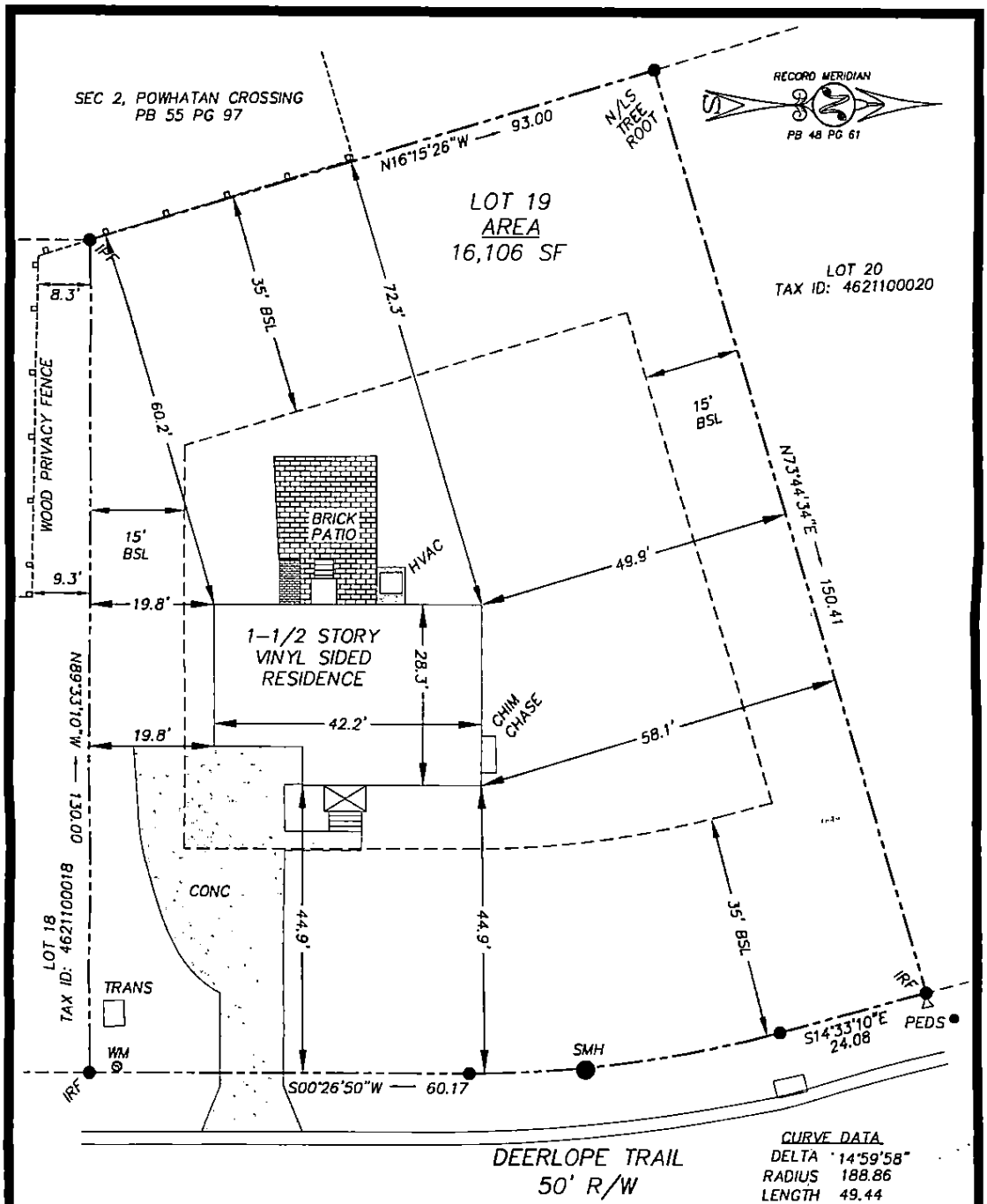

CURVE DATA

DELTA	14°59'58"
RADIUS	188.86
LENGTH	49.44
TANGENT	24.86
CHORD	49.30
CHORD BRG.	N07°03'11"W

ST. ADDRESS: 3413 DEERLOPE TRAIL
TAX ID: 4621100019
ZONE: R1-LIMITED RESIDENTIAL

PLAT SHOWING IMPROVEMENTS
BEING: LOT 19, SECTION 1
POWHATAN CROSSING
OWNED BY: FLETCHER J. DILDAY

BERKELEY DISTRICT — JAMES CITY COUNTY — VIRGINIA

SCALE: 1"= 20'
DATE: 08/12/2022
JOB NO: J462-4

REFERENCES:
INST: 020029844
PB 49 PG 61

COMMONWEALTH OF VIRGINIA
08/12/2022
A.D. SEBERT
LIC. NO. 2221
LAND SURVEYOR

SEBERT SURVEYING & LAYOUT, LLC
8640 RUTHVILLE ROAD
PROVIDENCE FORGE, VA 23140
CELL: (757) 784-2413
asebert@sebertsurveying.com

LEGEND

N/LS	NAIL SET
IRF	IRON ROD FOUND
IRS	IRON ROD SET
IPF	IRON PIPE FOUND
CATV	CABLE TELEVISION
PED	PEDESTAL
SMH	SAN MANHOLE
EP	EDGE PAVEMENT
R/W	RIGHT OF WAY
BSL	BUILDING SETBACK LINE

THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY. PROPERTY LINES AS SHOWN AND LOCATION OF IMPROVEMENTS ARE BASED UPON FOUND MONUMENTS AS NOTED. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS ARE SHOWN PER RECORD INFORMATION. OTHER EASEMENTS AND/OR ENCUMBRANCES MAY EXIST.

\J462-4 LOT19 PTAN CROSSING.DWG 8/12/2022 4:13:03 PM EDT