

LOT 20
TAX ID: 4621100020

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

DEERLOPE TRAIL
 50' R/W

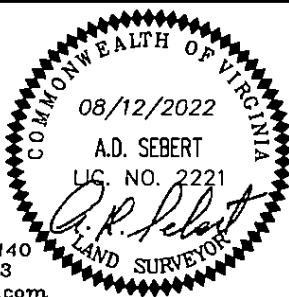
PLAT SHOWING IMPROVEMENTS
 BEING: LOT 19, SECTION 1
 POWHATAN CROSSING
 OWNED BY: FLETCHER J. DILDAY

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

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

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

REFERENCES:
 INST: 020029844
 PB 49 PG 61



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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