

ST. ADDRESS: 117 PLEASANT POINT  
 TAX ID: 1640300004  
 ZONE: R1 - LIMITED RESIDENTIAL

PLEASANT POINT  
 50' R/W

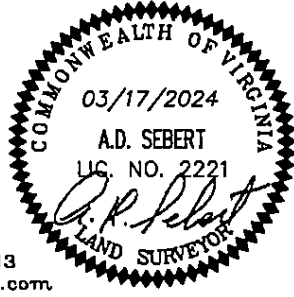
PLAT SHOWING IMPROVEMENTS  
 BEING: LOT 4, SECTION 1, BLOCK "C"  
 RIVERVIEW PLANTATION  
 OWNED BY:  
 ARTEM KOROTKOV & MARIJA KIRBENEVA  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

SCALE: 1" = 20'  
 DATE: 03/17/2024  
 JOB NO: J164-2

REFERENCES:  
 INST: 210010396  
 PB 20 PG 14

- LEGEND**
- NS NAIL SET
  - IRF IRON ROD FOUND
  - IRS IRON ROD SET
  - IPF IRON PIPE FOUND
  - CATV CABLE TELEVISION
  - PED PEDESTAL
  - SCO SANITARY CLEANOUT
  - PP POWER POLE
  - R/W RIGHT OF WAY
  - BSL BUILDING SETBACK LINE

**SEBERT SURVEYING & LAYOUT, LLC**  
 8675 BARNES ROAD  
 LANEXA, VA 23089  
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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.

J164-2 KOROTKOV.DWG 3/17/2024 3:43:47 AM EST