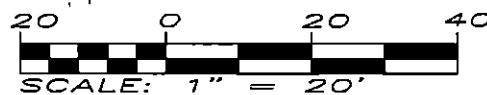


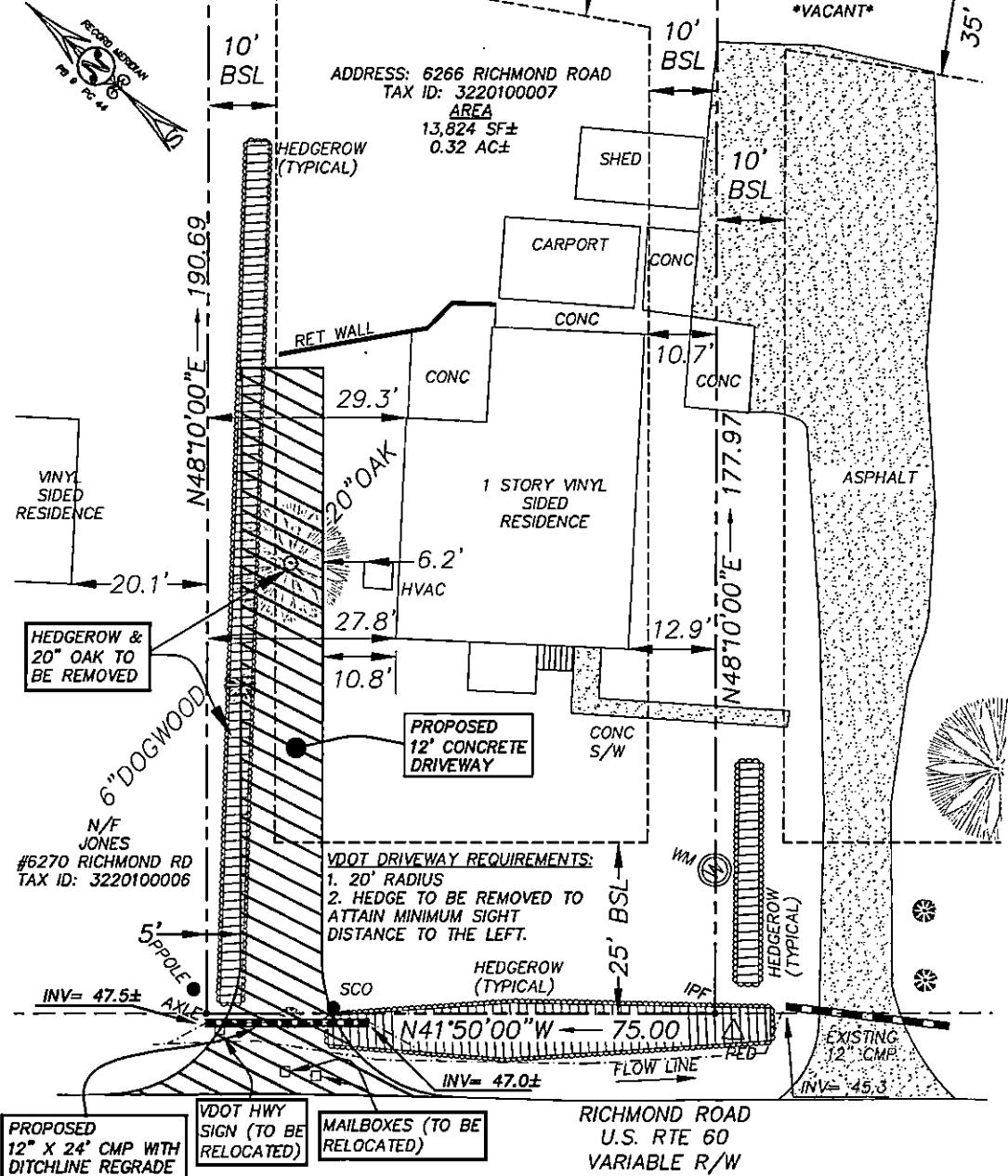
## GRAPHIC SCALE



## C&amp;O RAILROAD

N/F  
WADE ET. AL.  
#6262 RICHMOND RD  
TAX ID: 3220100008  
\*VACANT\*

35' BSL



PRELIMINARY DRAWING FOR PROPOSED DRIVEWAY  
BEING: PORTION OF SECTION 1  
DRUITT/JONES SUBDIVISION  
OWNED BY: ERMA DRUITT ESTATE

POWHATAN DISTRICT

JAMES CITY COUNTY

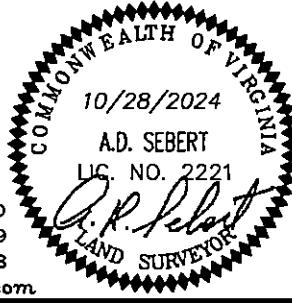
VIRGINIA

SCALE: 1"20'  
DATE: 10/27/2024  
JOB NO: J322-9

REFERENCES:  
WILL: 23011444W  
PB 9 PG 44

SEBERT  
SURVEYING  
& LAYOUT, LLC

8675 BARNES ROAD  
LANEXA, VA 23089  
CELL: (757) 784-2413  
asebert@sebertsurveying.com



## LEGEND

NS	NAIL SET
IRF	IRON ROD FOUND
IRS	IRON ROD SET
IPF	IRON PIPE FOUND
CATV	CABLE TELEVISION
PED	PEDESTAL
SCO	SANITARY CLEANOUT
EP	EDGE PAVEMENT
CMP	CORREGATED METAL PIPE
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.