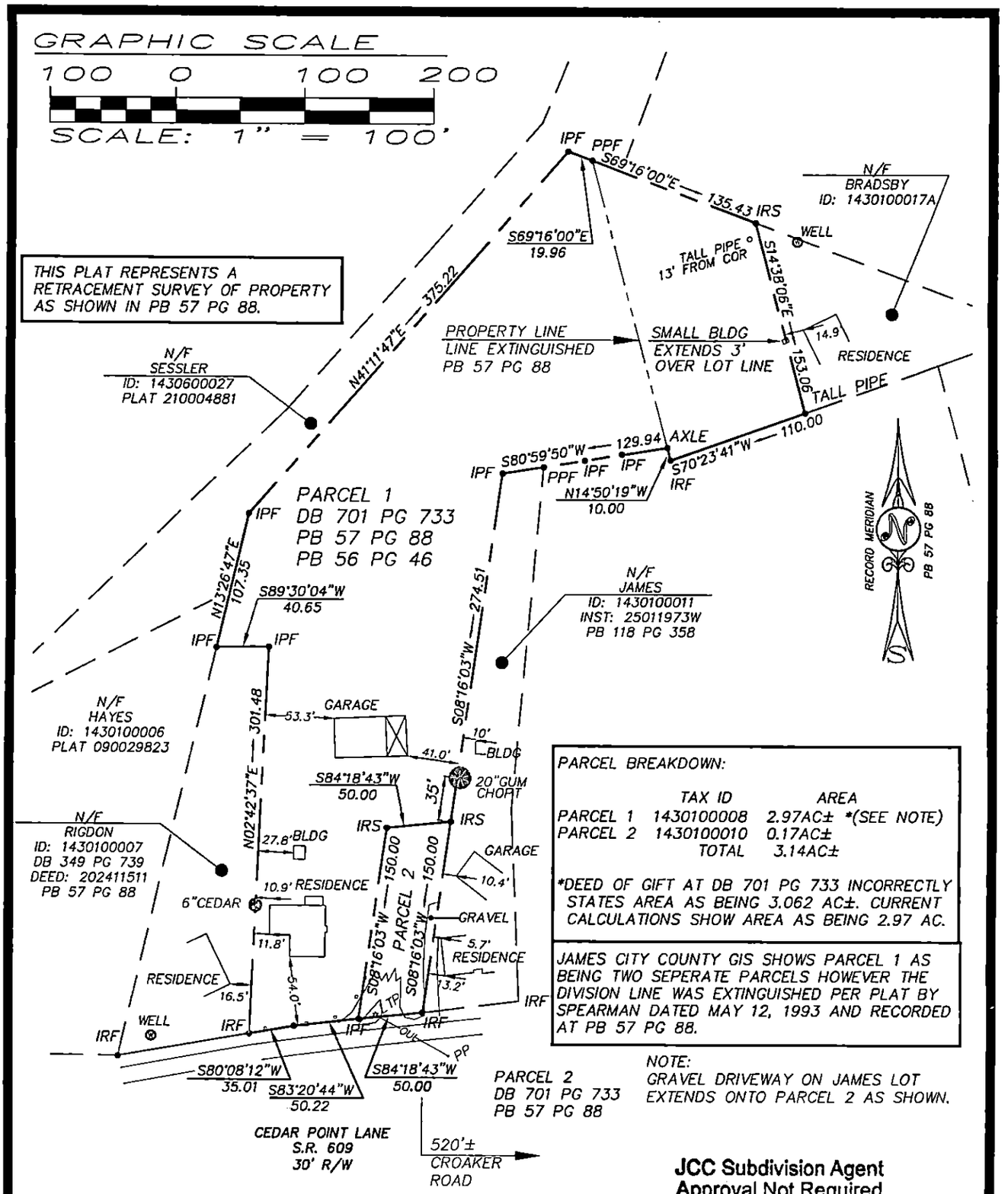


PARCEL BREAKDOWN:

	TAX ID	AREA
PARCEL 1	1430100008	2.97AC± *(SEE NOTE)
PARCEL 2	1430100010	0.17AC±
	TOTAL	3.14AC±

*DEED OF GIFT AT DB 701 PG 733 INCORRECTLY STATES AREA AS BEING 3.062 AC±. CURRENT CALCULATIONS SHOW AREA AS BEING 2.97 AC.

JAMES CITY COUNTY GIS SHOWS PARCEL 1 AS BEING TWO SEPERATE PARCELS HOWEVER THE DIVISION LINE WAS EXTINGUISHED PER PLAT BY SPEARMAN DATED MAY 12, 1993 AND RECORDED AT PB 57 PG 88.

JCC Subdivision Agent Approval Not Required

ST. ADDRESS: 4590 CEDAR POINT LANE
TAX ID: 1430100008
ZONE: A1–GENERAL AGRICULTURE

PLAT OF SURVEY

BEING: 2 PARCELS
STANDING IN THE NAME OF:
FRANK E. DANDRIDGE, JR

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

SCALE: 1"= 100'
DATE: 05/09/2025
JOB NO: J143-4

REFERENCES:
NOTED

COMMONWEALTH OF VIRGINIA
05/09/2025
A.D. SEBERT
LIC. NO. 2221
LAND SURVEYOR

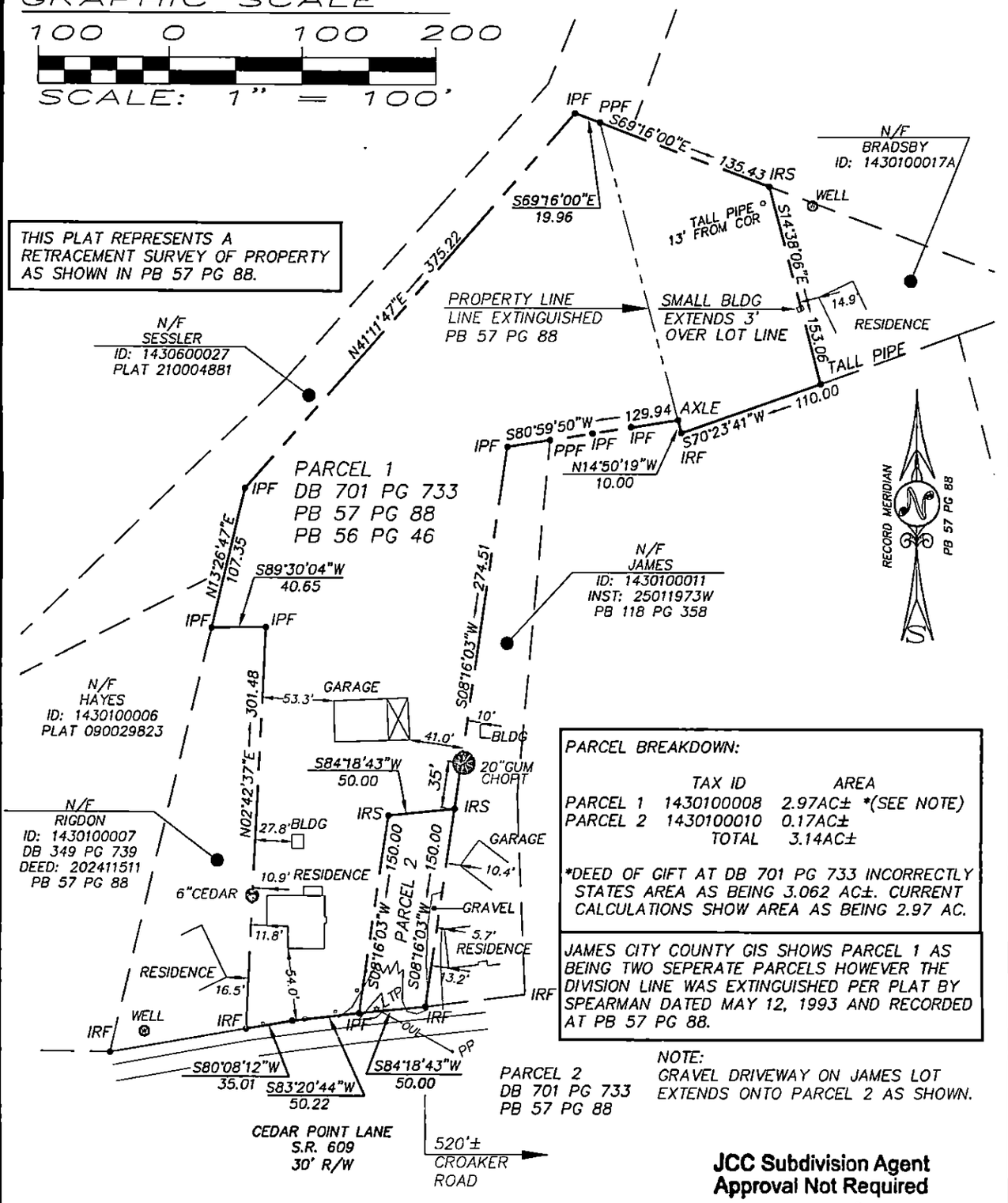
LEGEND

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
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.

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

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PARCEL BREAKDOWN:

	TAX ID	AREA
PARCEL 1	1430100008	2.97AC± *(SEE NOTE)
PARCEL 2	1430100010	0.17AC±
	TOTAL	3.14AC±

*DEED OF GIFT AT DB 701 PG 733 INCORRECTLY STATES AREA AS BEING 3.062 AC±. CURRENT CALCULATIONS SHOW AREA AS BEING 2.97 AC.

JAMES CITY COUNTY GIS SHOWS PARCEL 1 AS BEING TWO SEPERATE PARCELS HOWEVER THE DIVISION LINE WAS EXTINGUISHED PER PLAT BY SPEARMAN DATED MAY 12, 1993 AND RECORDED AT PB 57 PG 88.

NOTE:
GRAVEL DRIVEWAY ON JAMES LOT EXTENDS ONTO PARCEL 2 AS SHOWN.

JCC Subdivision Agent Approval Not Required

ST. ADDRESS: 4590 CEDAR POINT LANE
TAX ID: 1430100008
ZONE: A1-GENERAL AGRICULTURE

PLAT OF SURVEY

BEING: 2 PARCELS
STANDING IN THE NAME OF:
FRANK E. DANDRIDGE, JR

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

SCALE: 1"= 100'
DATE: 05/09/2025
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REFERENCES:
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05/09/2025
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LEGEND

NS	NAIL SET
IRF	IRON ROD FOUND
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