Inst# 970001706
1/31/97

JAN 31 97 0337

1430100016

N/F
FRANK E. & LAURA E.DANDRIDGE
TAX MAP # (14-3)(1-17B)

N/F
EMMA S. BRADSBY
TAX MAP # (14-3)(1-17A)

OLD IPF — N 70°07'05" E 110.14' — 2.59' — 3.24' — IRS — 75.38' — IPF

ENCROACHING ADJ. FRAME SHED

N/F
FRANK E. & LAURA E. DANDRIDGE
TAX MAP # (14-3)(1-15)

N/F
JUNIUS F. DANDRIDGE
TAX MAP # (14-3)(1-16)
AREA = 43,210.518 S.F.
OR 0.992 ACRES

N/F
EMMA S. BRADSBY
TAX MAP # (14-3)(1-17)

N/F
LUCY D. PIGGOTT
TAX MAP # (14-3)(1-18)

PB 12 PG 35

N 14°41'00" W 395.11'

S 14°38'00" E 394.08'

0.61' IPF — AXLE FOUND — 0.89' — AXLE FOUND — IPF

THE PROPERTY IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. PER COMMUNITY PANEL 510201 0020B PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: FEBRUARY 6, 1991.

REFERENCES:

DEED BOOK 131	PAGE	773
PLAT BOOK 12	PAGE	35
PLAT BOOK 56	PAGE	56

AREA OF ENCROACHMENT

1 1/2 STORY FRAME DWELL. (IN DISREPAIR)

ENCROACHING ADJ. BRICK DWELL

28.78' — 0.33' — WELL — EARTH AND GRAVEL DRIVE — 2.38' — 29.90' — PP — O/H UTILITY — O/H UTILITY — 39.20' — IPF — N 61°25'13" E 75.75' — IPF

IPF — S 70°32'31" W 109.70' — IPF — S 69°34'05" W 109.89'

ROUTE NO. 609 CEDAR POINT LANE

STATE ROUTE NO. 607 CROAKER ROAD

ADDRESS: # 8227 CROAKER ROAD

COMMONWEALTH OF VIRGINIA
JAMES E. MITCHELL
No 001452B
5-18-96
LAND SURVEYOR

PLAT OF PROPERTY
TO BE CONVEYED TO
CLINTON LOWELL BRAXTON
BEING
0.992 ACRES
LOCATED: JAMES CITY COUNTY, VIRGINIA
DATE: MAY 18, 1996 SCALE: 1" = 50'

MITCHELL-WILSON ASSOCIATES, P.C.
CIVIL ENGINEERS AND LAND SURVEYORS
P.O. BOX 1269
720 MAIN STREET, SUITE 112, 2ND FLOOR
WEST POINT, VIRGINIA
(804)843-9744

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SEP 2 4
JAMES CITY COUNTY
REAL ESTATE ASSESSMENTS