THIS PLAT IS A SURVEY OF PARCELS 45 & 44 ON TAX MAP 1624-53R.

PARCEL 45 ON TAX MAP 1624-53R

PROPERTY SURVEYED IS IN THE NAME OF ARTHUR W. DAVIS, JR. SEE L.R. #960000705; 15-16 WILL; D.B.52 P.128; D.B.20 P.346 & 347 (P.347=PLAT); D.B.13 P.110

PARCEL 44 ON TAX MAP 1624-53R

PROPERTY SURVEYED IS IN THE NAME OF KING & QUEEN COUNTY SCHOOL BOARD SEE L.R. #230000529; L.R. #070001361; D.B.64 P.417; P.B.7 P.92; P.C. #1 SLIDE 202; P.B.7 P.68A; P.C. #1 SLIDE 196; P.B.7 P.64; P.C. #1 SLIDE195; D.B.63 P.395; D.B.63 P.217; D.B.52 P.128; D.B.50 P.409; D.B.48 P.200; H/W P.B.1 P.189; D.B.32 P.583; P.B.1 P.67C; P.C. #1 SLIDE 18; P.B.4 P.20; P.C. #1 SLIDE 106; D.B.13 P.110; W.B.3 P.174

A PARTIAL TITLE REPORT WAS FURNISHED.

THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

PARCEL 45F ON TAX MAP 1624-53R

STEVEN and PRISCILLA GREEN PARNELL L.R. #210000488; L.R. #190000415; L.R. #090001019; L.R. #090000037; L.R. #080001004; L.R. #070001073; D.B.88 P.648 & 649 (P.649=PLAT); D.B.52 P.128; D.B.20 P.346 & 347 (P.347=PLAT); D.B.13 P.110

PARCEL 45E ON TAX MAP 1624-53R

STACEY A. ROBINSON, SR. P.B.15 P.33; P.C. #1 SLIDE 388; D.B.156 P.704; D.B.74 P.124 & 128 (P.128=PLAT); D.B.52 P.128; D.B.20 P.346 & 347 (P.347=PLAT); D.B.13 P.110

PARCEL 45B ON TAX MAP 1624-53R

JULIA FREEMAN REDD D.B.67 P.306 & 308 (P.308=PLAT); D.B.52 P.128; D.B.20 P.346 & 347 (P.347=PLAT); D.B.13 P.110

PARCEL 45C ON TAX MAP 1624-53R

RICHARD H. and PAMELA J. WASHBURN L.R. #180000837; L.R. #170001173; W.F. #170000092; D.B.68 P.22 & 24 (P.24=PLAT); D.B.52 P.128; D.B.20 P.346 & 347 (P.347=PLAT); D.B.13 P.110

PARCEL 45D ON TAX MAP 1624-53R

COLEMAN HOLMES and BARBARA HOLMES D.B.100 P.679; P.B.7 P.53; P.C. #1 SLIDE 193; D.B.96 P.516; D.B.93 P.461; D.B.63 P.240; D.B.52 P.128; D.B.20 P.346 & 347 (P.347=PLAT); D.B.13 P.110

GRID NORTH

VIRGINIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE-NAD83)

RT.631 (FRAZIER FERRY ROAD) – RIGHT OF WAY NOTE:

AFTER RESEARCHING PARCEL 45 ON TAX MAP 1624-53R AND OTHER PARCELS ADJOINING RT.631 (FRAZIER FERRY ROAD), THERE WAS NO RECORDED DEED OF TRANSFER TO THE COMMONWEALTH OF VIRGINIA FOR A RIGHT OF WAY GREATER THAN 30'. RECORDED PLATS OF ADJOINING PARCELS ALONG RT.631 SHOW BOTH A 30' AND 40' RIGHT OF WAYS.

PARCEL 45 ON TAX MAP 1624-53R WILL RESERVE AND DEDICATE A 5' STRIP TO ALLOW FOR THE ROAD DITCH TO BE INSIDE THE STATE RIGHT OF WAY AND TO BE CONSISTENT WITH OTHER PLATS OF RECORD. THE MAJORITY OF THE PLATS ALONG RT.631 SHOW A 40' RIGHT OF WAY.

307- 501	S 67°10'35" W	91.64'
307-1218	S 56°12'38" W	70.29'
307-1445	N 39°46'41" E	313.68'
307-1448	N 37°06'17" E	297.45'
307-1319	N 07°54'16" E	212.02'
308-1449	N 02°19'32" W	98.70'
308-1446	N 05°17'55" E	90.51'
310-1447	N 48°44'24" W	61.08'
310-1450	N 49°07'55" W	76.16'
201- 102	S 82°38'51" W	28.09'
202- 101	S 39°49'43" W	53.75'
202- 460	S 40°28'27" W	232.44'
203- 109	S 56°38'22" W	173.41'
203- 108	N 01°58'08" E	103.44'
203- 107	N 35°21'33" E	171.82'
310-1234	N 25°22'14" E	84.39'
310-1253	N 13°05'02" E	46.71'
379-1238	S 34°23'27" W	22.81'
379-1254	N 33°14'02" E	17.19'
379-1236	N 33°41'43" E	57.19'
379-1239	N 44°32'36" W	285.31'
379-1255	N 52°35'14" W	280.05'
379-1241	N 60°46'18" W	280.45'
311-1242	N 26°43'34" W	151.45'
311-1252	N 14°21'39" W	171.35'
311-1245	N 04°54'26" W	197.44'
311-1442	N 62°44'57" E	66.61'
384- 477	S 04°29'35" W	75.72'
312- 476	S 09°58'26" W	164.46'
386- 438	N 30°59'18" W	29.99'
386- 439	S 83°05'09" W	130.88'
375- 407	N 87°11'33" E	107.77'
313-1221	N 03°05'41" W	148.23'
313- 456	N 15°28'58" W	110.62'
204- 103	N 00°08'06" E	282.57'
204-1106	N 47°19'33" W	578.40'
204- 469	N 84°08'38" W	571.85'
301- 470	N 04°30'42" E	285.09'
301-1103	S 64°56'12" W	138.05'
302- 402	S 79°54'55" W	21.19'
302- 471	S 46°45'07" E	105.84'
303- 472	N 21°52'38" E	14.93'
306-1095	N 56°00'17" W	56.49'
306- 473	S 52°28'28" E	43.89'
1113-1271	S 79°04'11" W	46.27'
1113- 427	S 42°27'30" W	78.28'
206- 480	S 71°03'22" E	119.95'
206- 429	N 05°23'35" E	20.45'
206-1309	N 13°10'44" E	19.53'
206-1307	N 08°25'24" E	73.05'
206- 420	N 12°20'01" E	71.40'
206-1310	S 15°02'21" W	188.85'
206- 423	S 15°29'49" W	188.51'
206- 421	N 04°42'53" E	245.50'
206-1306	N 02°54'17" E	245.20'
206- 422	N 00°34'22" E	454.23'
206-1308	N 00°35'53" E	454.24'
211-1455	S 06°33'29" E	269.46'
211-1454	S 10°45'25" E	60.91'
211- 451	S 16°41'12" E	65.96'
211-1313	N 01°45'08" W	92.14'
211- 440	N 68°30'55" E	137.38'
210- 441	S 04°19'57" E	73.19'
209- 435	N 25°07'54" W	90.61'
209- 433	S 08°31'58" W	127.31'
209- 434	S 23°10'50" W	122.86'
208- 432	N 20°57'57" W	31.55'
208- 431	S 03°21'09" W	91.58'
207- 430	N 00°45'51" W	38.34'
212- 442	S 54°19'13" W	48.28'
213- 443	S 80°42'58" E	13.10'
213-1314	S 73°20'15" E	102.88'
214-1315	S 66°18'22" E	93.87'
383- 455	S 58°31'46" E	152.74'
305- 404	S 39°36'03" E	18.83'
382-1316	N 68°23'42" E	247.40'
382-1317	S 86°21'27" E	138.03'
382-1318	S 59°39'36" E	226.96'

201- 202	N 51°16'39" W	354.88'
202- 203	N 38°30'09" E	401.47'
203- 307	N 70°30'39" E	347.19'
307- 308	N 42°32'26" E	574.08'
308- 309	N 24°21'47" E	272.54'
309- 310	N 50°25'53" E	203.91'
310- 311	S 45°25'44" E	589.71'
311- 312	S 55°45'10" W	211.43'
312- 308	N 68°22'41" W	634.92'
311- 377	N 42°42'58" W	255.50'
377- 310	N 55°43'19" W	147.16'
310- 378	N 13°32'51" W	114.75'
378- 377	S 37°21'59" E	244.64'
378- 379	N 58°26'39" W	517.95'
312- 384	N 55°45'10" E	144.82'
384- 385	S 19°42'40" E	233.40'
385- 315	S 61°50'56" W	260.19'
315- 386	S 61°48'35" W	91.68'
315- 314	S 61°48'35" W	373.46'
314- 313	S 44°34'32" W	615.35'
313- 204	S 22°18'17" W	604.14'
204- 203	N 18°31'11" W	1116.45'
203- 201	S 02°59'28" E	537.40'
201- 313	N 86°11'42" E	557.10'
313- 375	S 89°54'53" E	116.79'
204- 300	S 58°34'53" W	547.22'
300- 301	S 55°43'26" W	256.63'
301- 302	S 30°11'13" E	246.67'
302- 303	S 47°33'54" E	231.07'
303- 304	N 24°54'01" E	174.40'
304- 204	N 25°53'40" E	712.26'
303- 305	S 52°57'42" E	124.50'
305- 306	S 58°12'57" E	222.52'
203- 205	S 78°42'02" W	385.36'
205- 206	N 84°39'46" W	501.71'
206- 211	N 02°39'01" W	940.06'
211- 210	N 68°30'09" E	244.59'
210- 212	S 64°54'30" E	226.98'
212- 213	S 58°17'05" E	168.42'
213- 214	S 63°34'51" E	213.66'
214- 383	S 11°21'39" W	55.68'
383- 382	S 13°27'02" W	266.14'
382- 381	S 09°26'26" W	311.08'
381- 380	S 24°49'01" E	156.37'
380- 203	N 78°42'02" E	215.59'
205-1113	N 84°39'46" W	265.97'
1113- 207	N 03°36'13" W	223.84'
207- 208	N 00°14'38" E	234.63'
208- 209	N 04°11'09" W	272.04'
209- 210	N 04°54'10" W	323.39'

GPS CONTROL POINTS
MAP BEARINGS AND DISTANCES

204=203	N 18°31'11" W	1116.45'
203-501	N 71°42'18" E	255.76'
501-504	S 85°17'23" E	445.59'
504-204	S 16°46'32" W	1151.33'

NOTE: MAP BEARING AND STATE PLANE COORDINATE BEARINGS ARE THE SAME, DISTANCES SHOWN ON THIS PLAT ARE GROUND NOT STATE PLANE COORDINATES. TO CONVERT APPLY SCALE FACTOR. (SCALE FACTOR = 0.9999633695)

GPS CONTROL POINTS
VIRGINIA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE – NAD 83

204=203	N 18°31'11" W	1116.41'
203-501	N 71°42'18" E	255.75'
501-504	S 85°17'23" E	445.57'
504-204	S 16°46'32" W	1151.29'

GPS CONTROL POINTS
STATE PLANE COORDINATE SYSTEM

POINT	NORTH	EAST
203	3772419.6871	11949830.2889
204	3771361.0878	11950184.8957
501	3772499.9701	11950073.1149
504	3772463.3815	11950517.1826

PROJECT BOUNDARY POINTS
STATE PLANE COORDINATE SYSTEM

POINT	NORTH	EAST
427	3772310.2389	11949144.7192
1438	3772855.4583	11949173.2059
1447	3772730.4891	11951249.7693
1095	3770401.5786	11950042.1149
1103	3770872.8330	11949380.8188
1106	3771753.1308	11949759.6580
1313	3773421.9611	11948906.6211
1314	3773205.2116	11949584.3743
1445	3772776.5825	11950358.2707
1447	3773376.8550	11950769.4636

30.68 ACRES
PARCEL 44 ON
TAX MAP 1624-53R

61.04 ACRES
PARCEL 45 ON
TAX MAP 1624-53R

PLAT OF TWO PARCELS OF LAND
PARCELS 45 & 44 ON TAX MAP 1624-53R
LOCATED IN STEVENSVILLE DISTRICT
OF KING & QUEEN COUNTY, VIRGINIA

JUNE 24, 2024

SCALE: 1"=170'
0 170 340

JAMES R. GRAY JR. L.S.
GLOUCESTER CO., VIRGINIA

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COMMONWEALTH OF VIRGINIA
6-24-2024
JAMES R. GRAY, JR.
Lic. No. 3277
James R. Gray Jr.
LAND SURVEYOR

#2142