

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S66°27'50"E	60.49'	L41	S50°31'20"E	15.43'
L2	S49°03'55"E	30.01'	L42	S35°40'49"E	17.48'
L3	S49°52'24"E	42.95'	L43	S57°55'54"E	27.48'
L4	S54°08'57"E	45.80'	L44	S51°31'38"E	21.75'
L5	S49°09'40"E	19.07'	L45	S47°38'18"E	30.81'
L6	S37°04'08"E	42.01'	L46	S42°15'48"E	29.67'
L7	S54°07'04"E	21.69'	L47	S39°32'49"E	28.17'
L8	S70°58'12"E	35.35'	L48	S35°06'07"E	20.11'
L9	S51°40'59"E	69.41'	L49	S57°24'00"E	14.26'
L10	S22°49'58"E	30.07'	L50	S77°05'37"E	19.34'
L11	S01°20'02"W	15.08'	L51	S86°27'52"E	11.67'
L12	S29°50'44"E	15.15'	L52	N73°10'04"E	13.68'
L13	S49°54'58"E	23.94'	L53	N21°49'00"E	13.57'
L14	S61°25'13"E	60.54'	L54	N08°38'06"E	13.60'
L15	S61°41'26"E	54.33'	L55	N30°26'32"E	13.86'
L16	S71°16'48"E	21.59'	L56	N53°11'11"E	37.86'
L17	S80°01'44"E	19.50'	L57	N73°33'51"E	55.46'
L18	N70°48'31"E	16.76'	L58	N62°07'12"E	25.76'
L19	N77°38'49"E	13.29'	L59	N81°57'58"E	16.41'
L20	S77°06'05"E	17.51'	L60	S74°32'47"E	50.19'
L21	S58°14'53"E	18.28'	L61	S74°02'50"E	53.64'
L22	S36°21'57"E	18.87'	L62	S64°20'52"E	28.29'
L23	S10°51'48"E	21.31'	L63	S67°05'11"E	28.88'
L24	S42°53'59"E	32.87'	L64	S71°14'52"E	33.00'
L25	S25°05'12"E	29.76'	L65	S58°55'11"E	14.73'
L26	S29°31'47"E	17.71'	L66	S26°09'44"E	12.27'
L27	S43°14'53"E	19.95'	L67	S04°30'04"E	33.84'
L28	S51°21'37"E	24.21'	L68	S08°15'19"E	29.86'
L29	S64°28'09"E	51.25'	L69	S12°38'38"E	28.66'
L30	S85°01'59"E	13.43'	L70	S49°43'47"E	40.50'
L31	N79°30'56"E	15.97'	L71	S48°19'23"E	20.77'
L32	N64°59'54"E	24.07'	L72	N51°57'35"W	160.77'
L33	S79°11'04"E	20.14'	L73	N51°52'50"W	125.52'
L34	N85°03'50"E	23.65'	L74	N51°44'44"W	123.72'
L35	N74°10'44"E	40.51'	L75	N51°32'43"W	136.92'
L36	N67°28'15"E	33.38'	L76	N51°16'07"W	131.62'
L37	N81°47'11"E	26.45'	L77	N50°47'00"W	77.48'
L38	S88°18'59"E	39.58'	L78	N50°41'58"W	78.67'
L39	S79°44'12"E	20.43'	L79	N50°27'13"W	92.33'
L40	S61°10'40"E	26.04'	L80	N50°15'55"W	130.78'
			L81	N50°12'58"W	132.52'
			L82	N50°02'29"W	126.89'
			L83	N50°17'47"W	198.11'
			L84	N49°07'11"W	64.92'
			L85	N50°37'42"W	60.66'
			L86	N50°29'58"W	69.20'
			L87	N50°10'12"W	52.08'
			L88	N50°43'38"W	35.32'

GODSEY PROPERTIES INC  
D.B. 6335, PG. 1123  
PARCEL ID 827-703-5983

PROPERTY LINE ALONG THE CENTERLINE  
OF THE MEADERS OF WHITE OAK SWAMP RUN  
SEQUENTIAL CALLS L1 TO L71 ALONG C/L

N:3702829.51  
E:11828037.69

IRON ROD W/CAP SET  
IN CENTERLINE OF DITCH

WHITE OAK REALTY ASSOCIATES, LLC  
FORMERLY WHITE OAK ASSOCIATES  
D.B. 2298, PG. 2349  
94.352 ACRES  
PARCEL ID 827-702-0475  
VACANT PARCEL

IRON ROD SET TO IRON ROD FOUND 1998.60'  
C/L CHARLES CITY ROAD  
EXISTING DITCH LINE  
523.48.49 W 2627.86'  
C/L WHITE OAK SWAMP RUN TO

A & F I LLC  
D.B. 4480, PG. 2756  
PARCEL ID 827-702-8810

30" GUM W/OLD  
FENCE 8' TO C/L  
SWAMP

30" MAPLE W/OLD  
FENCE 83' TO C/L  
SWAMP

IRON ROD SET  
REMNENTS OLD BARB WIRE FENCE  
N24°34'52"E 2220.08'  
C/L SWAMP TO C/L ROAD

IRON ROD SET TO IRON ROD SET  
1481.78'

FENCE POST  
WITH OLD BARBED WIRE

IRON ROD SET ON LINE  
AT 51.69 FEET

PROPERTY LINE FOLLOWS CENTERLINE OF  
CHARLES CITY ROAD (NO R\W DEDICATION FOUND)  
SEQUENTIAL CALLS L72 TO L88

IRON ROD FOUND  
52.21' TO C/L ROAD  
N:3701001.05  
E:11827230.75

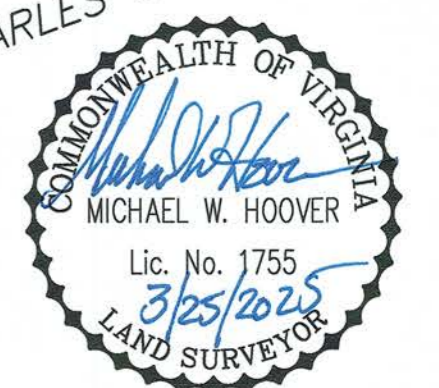
IRON PIPE FOUND  
40.39' TO C/L ROAD

IRF  
TIP

L88 L87 L86 L85 L84 L83 L82 L81 L80 L79 L78 L77 L76 L75 L74 L73 L72

CHARLES CITY ROAD  
PRESCRIPTIVE RIGHT OF WAY

OLD CHARLES CITY ROAD



DATE: 03/17/2025  
LAST REVISED: 03/25/2025  
SCALE: 1" = 200'

**NOTES:**

1. A TITLE REPORT WAS PROVIDED BY STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 01262-12257 DATED FEBRUARY 03, 2025.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
3. AN EASEMENT CONVEYED TO VEPKO IN D.B. 252-C, PG 456 MAY AFFECT THE SUBJECT PARCEL BUT CANNOT BE PLOTTED.

PLAT SHOWING  
A BOUNDARY SURVEY  
OF A PARCEL OF LAND  
IN THE NAME OF  
**WHITE OAK REALTY  
ASSOCIATES, LLC**  
FORMERLY WHITE OAK ASSOCIATES  
VARINA DISTRICT  
HENRICO COUNTY, VIRGINIA

SURVEY PREPARED BY:

**Dewberry**  
Dewberry Engineers Inc  
4805 LAKE BROOK DRIVE SUITE 200  
GLEN ALLEN, VIRGINIA 23060-9278  
PHONE: 804.290.7957  
WWW.DEWBERRY.COM