

54.681 ACRES ON JAMES RIVER
ADJACENT TO COBBS CREEK RESERVOIR SITE
CUMBERLAND COUNTY, VA

ASKING PRICE - \$599,950



REPRESENTED BY:

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PLANNING MAP – COBBS
CREEK RESERVOIR

PROPERTY DESCRIPTION

The subject property is shown on Cumberland County Tax Map records as parcel numbers 5-A-4-A and 5-A-4-B. According to the tax records, the property contains 23.211 acres and 31.47 acres, respectively. The deeds are recorded in Instrument # 20101245 and # 20110229 (Deed of Easement). The plat is recorded in Plat Cabinet B on Slide 30.

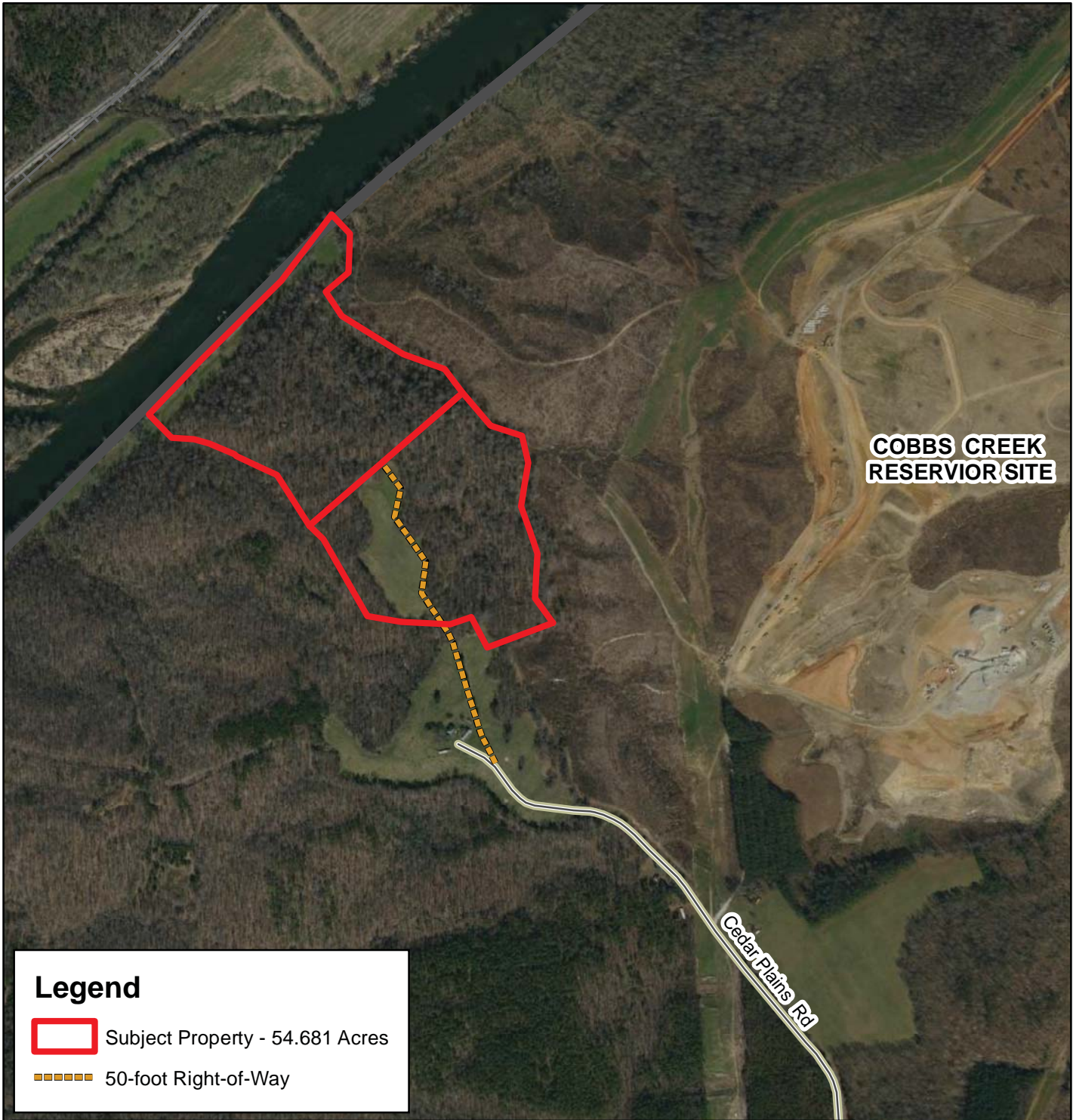
The subject property is currently zoned Agricultural. These two parcels contain no state road frontage; however, there is a 30-foot easement for access and utilities to the end of State Maintenance of State Route 604 (Cedar Plains Road) from the adjacent lot # 5-A-4. There is a 50-foot easement across the adjacent lot # 5-A-4 to the two subject parcels.

The 23.211-acre parcel contains approximately 4.5 acres of pastureland with the balance in mixed hardwood woodland. This parcel doesn't have any river frontage.

The 31.47-acre parcel contains about 2 acres of fallow openland along the James River with the remainder in mixed hardwood woodland. This parcel contains 1,565.5 linear feet of frontage on the James River per the plat.

The subject parcels are located adjacent to Henrico County's **Cobbs Creek Regional Water Supply Reservoir** project site. The subject property is situated approximately 6.75 miles southwest of Columbia and Route 6 as well as approximately 11 miles west of Cartersville.



AERIAL PHOTOGRAPH - 2018



COBBS CREEK
RESERVIOR SITE

Cedar Plains Rd

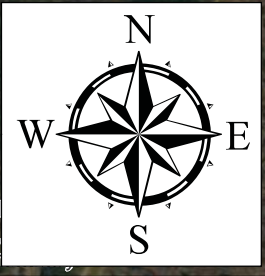
Legend

-  Subject Property - 54.681 Acres
-  50-foot Right-of-Way

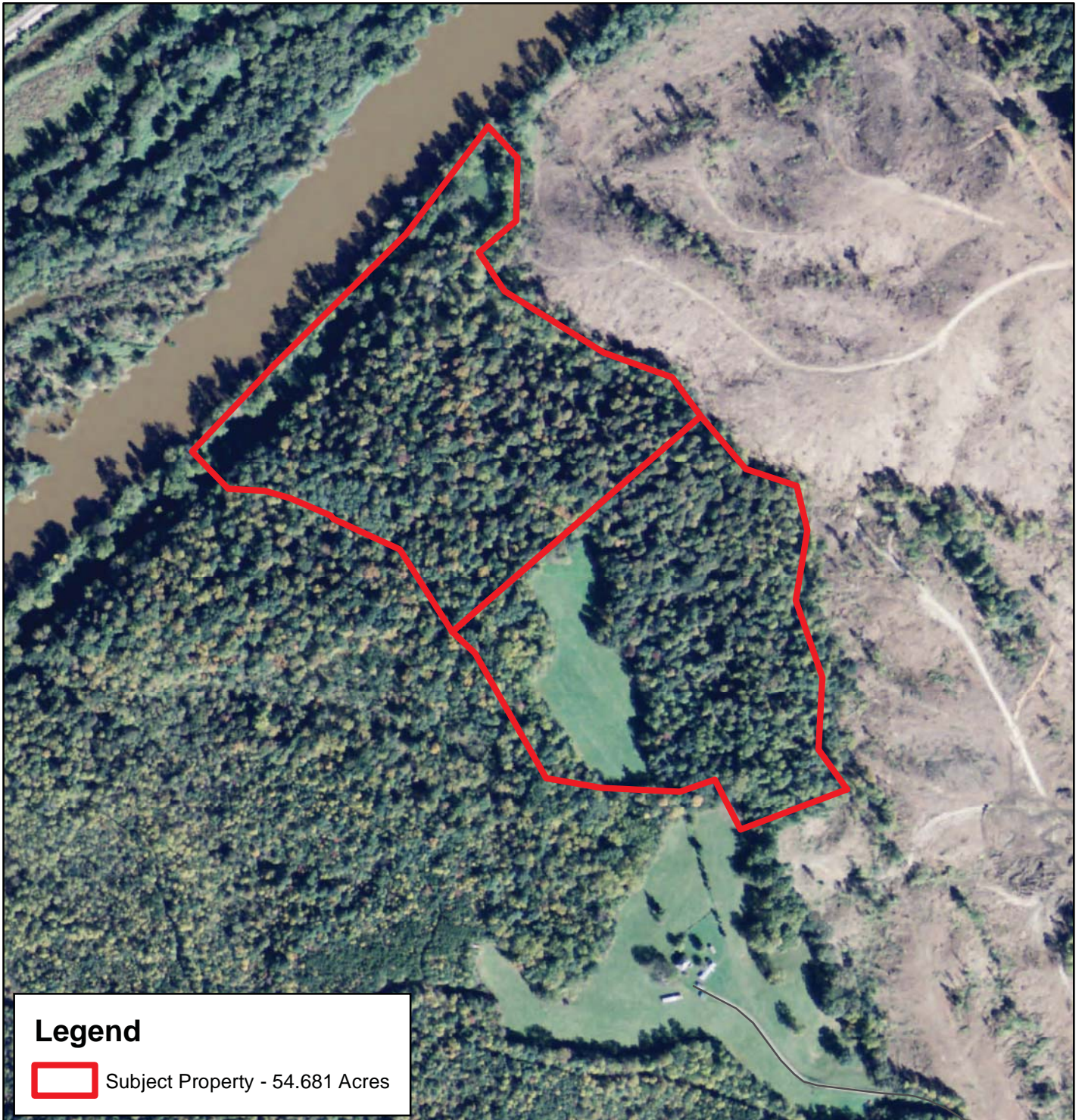


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AERIAL PHOTOGRAPH



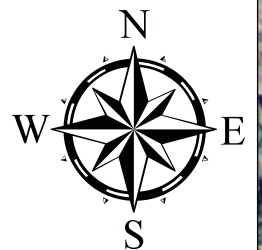
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 Subject Property - 54.681 Acres

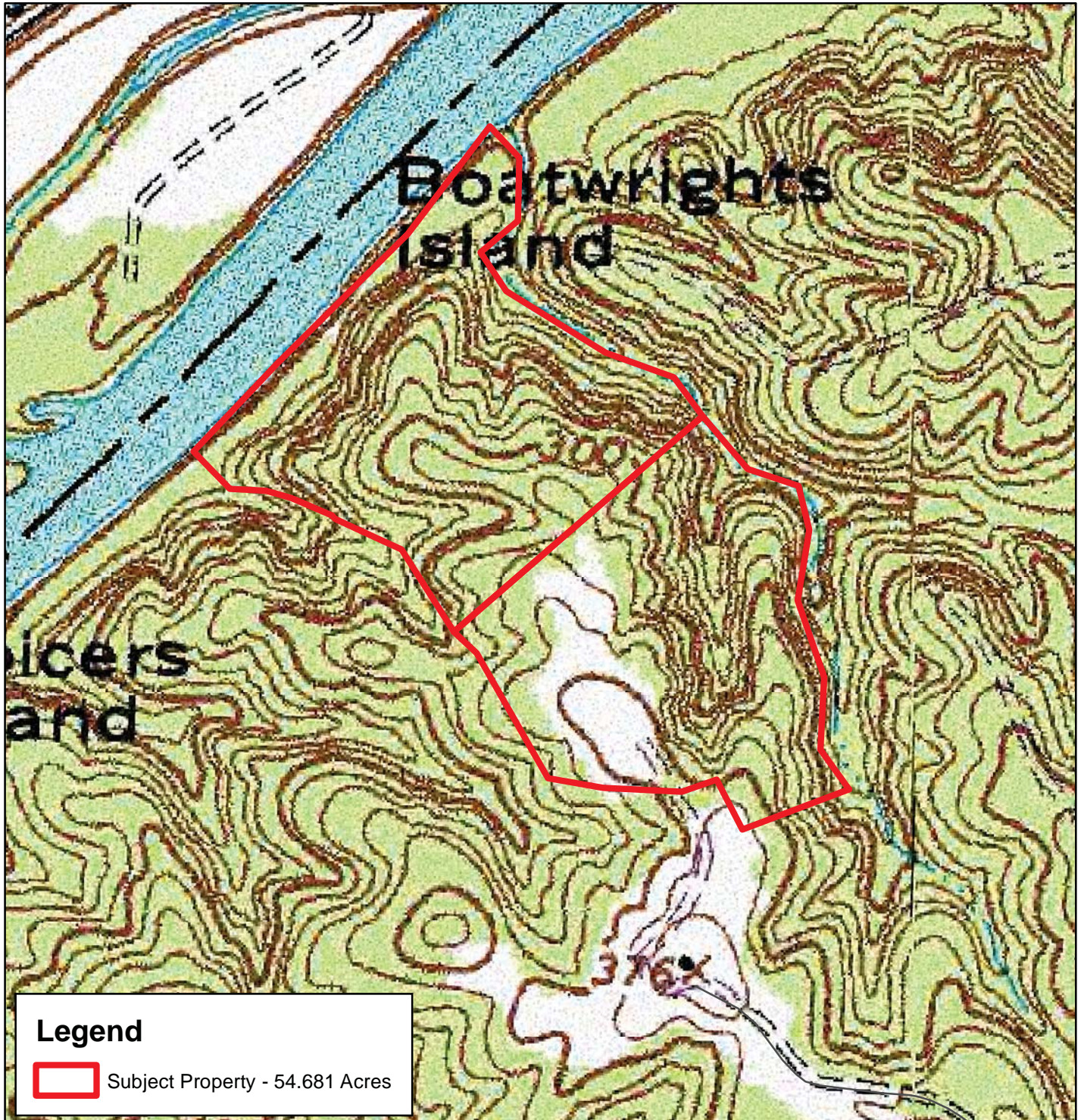


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TOPOGRAPHIC MAP



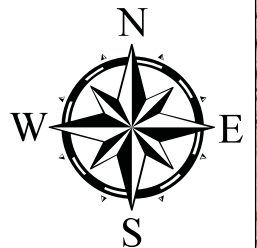
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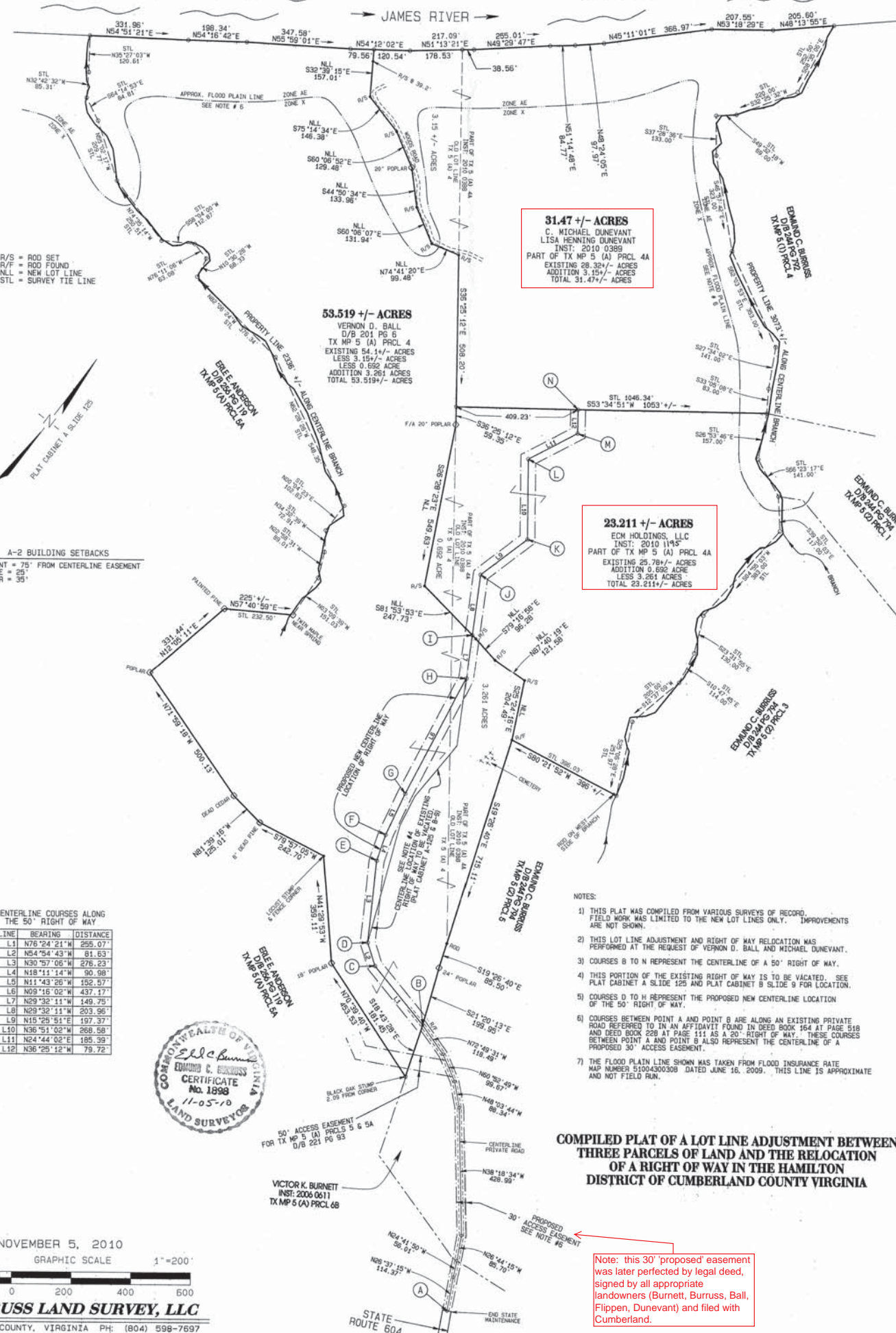
 Subject Property - 54.681 Acres



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R/S = ROD SET
 R/F = ROD FOUND
 NLL = NEW LOT LINE
 STL = SURVEY TIE LINE



A-2 BUILDING SETBACKS
 FRONT = 75' FROM CENTERLINE EASEMENT
 SIDE = 25'
 REAR = 35'

CENTERLINE COURSES ALONG THE 50' RIGHT OF WAY

LINE	BEARING	DISTANCE
L1	N76°24'21"W	255.07'
L2	N54°54'43"W	81.63'
L3	N30°57'06"W	276.23'
L4	N18°11'14"W	90.98'
L5	N11°43'26"W	152.57'
L6	N09°16'02"W	437.17'
L7	N29°32'11"W	149.75'
L8	N29°32'11"W	203.96'
L9	N15°25'51"E	197.37'
L10	N36°51'02"W	266.58'
L11	N24°44'02"E	185.39'
L12	N36°25'12"W	79.72'



31.47 +/- ACRES
 C. MICHAEL DUNEVANT
 LISA HENNING DUNEVANT
 INST: 2010 0389
 PART OF TX MP 5 (A) PRCL 4A
 EXISTING 28.32 +/- ACRES
 ADDITION 3.15 +/- ACRES
 TOTAL 31.47 +/- ACRES

53.519 +/- ACRES
 VERNON D. BALL
 D/B 201 PG 6
 TX MP 5 (A) PRCL 4
 EXISTING 54.1 +/- ACRES
 LESS 3.15 +/- ACRES
 LESS 0.652 ACRE
 ADDITION 3.261 ACRES
 TOTAL 53.519 +/- ACRES

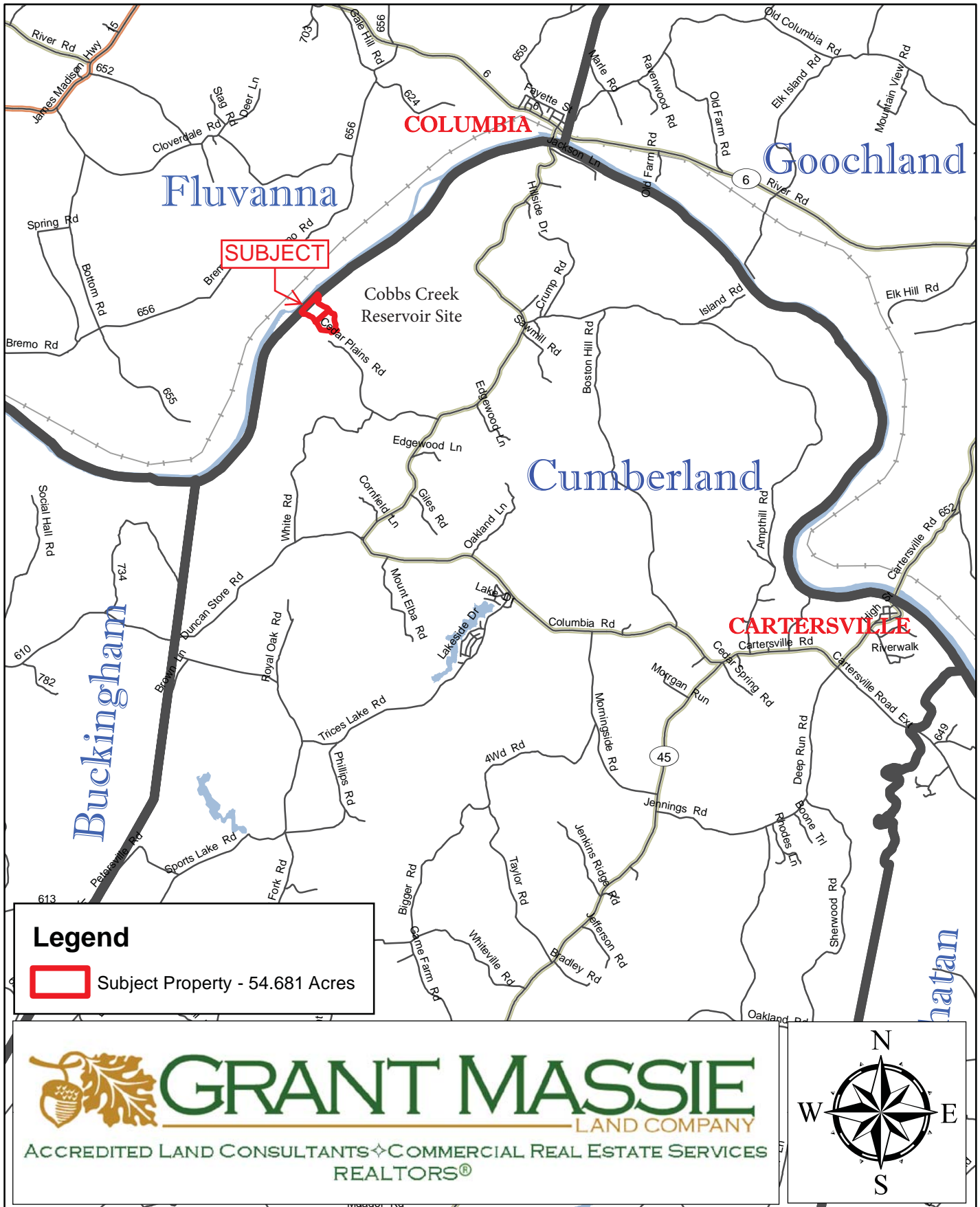
23.211 +/- ACRES
 ECM HOLDINGS, LLC
 INST: 2010 1195
 PART OF TX MP 5 (A) PRCL 4A
 EXISTING 25.78 +/- ACRES
 ADDITION 0.692 ACRE
 LESS 3.261 ACRES
 TOTAL 23.211 +/- ACRES

- NOTES:
- THIS PLAT WAS COMPILED FROM VARIOUS SURVEYS OF RECORD. FIELD WORK WAS LIMITED TO THE NEW LOT LINES ONLY. IMPROVEMENTS ARE NOT SHOWN.
 - THIS LOT LINE ADJUSTMENT AND RIGHT OF WAY RELOCATION WAS PERFORMED AT THE REQUEST OF VERNON D. BALL AND MICHAEL DUNEVANT.
 - COURSES B TO N REPRESENT THE CENTERLINE OF A 50' RIGHT OF WAY.
 - THIS PORTION OF THE EXISTING RIGHT OF WAY IS TO BE VACATED. SEE PLAT CABINET # A SLIDE 125 AND PLAT CABINET B SLIDE 9 FOR LOCATION.
 - COURSES D TO H REPRESENT THE PROPOSED NEW CENTERLINE LOCATION OF THE 50' RIGHT OF WAY.
 - COURSES BETWEEN POINT A AND POINT B ARE ALONG AN EXISTING PRIVATE ROAD REFERRED TO IN AN AFFIDAVIT FOUND IN DEED BOOK 164 AT PAGE 518 AND DEED BOOK 228 AT PAGE 111 AS A 20' RIGHT OF WAY. THESE COURSES BETWEEN POINT A AND POINT B ALSO REPRESENT THE CENTERLINE OF A PROPOSED 30' ACCESS EASEMENT.
 - THE FLOOD PLAIN LINE SHOWN HAS BEEN TAKEN FROM FLOOD INSURANCE RATE MAP NUMBER 51004300308 DATED JUNE 16, 2009. THIS LINE IS APPROXIMATE AND NOT FIELD RUN.

COMPILED PLAT OF A LOT LINE ADJUSTMENT BETWEEN THREE PARCELS OF LAND AND THE RELOCATION OF A RIGHT OF WAY IN THE HAMILTON DISTRICT OF CUMBERLAND COUNTY VIRGINIA

Note: this 30' 'proposed' easement was later perfected by legal deed, signed by all appropriate landowners (Burnett, Burruss, Ball, Flippen, Dunevant) and filed with Cumberland.

LOCATION MAP



Legend
[Red Outline] Subject Property - 54.681 Acres

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