

PHILLIP S. STENSTRUM
DENISE R. STENSTRUM
T.P. 54*34
INSTR. 030011360

P.B. 3 PG. 2

D & S FARMS, LLC
T.P. 54*30
INSTR. #040110420

N12*42'38"W 104.53'
N1*02'14"W 60.33'
N59*27'00"W 75.45'

WOODS
T.P. 54*32
16.275 AC.
ACCT. NO. 052422000

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ACCT. NO. 052422000

29.136 AC.
T.P. 54*33A
CLEAR 8.1 AC.±

ACCT. NO. 101025000

WOODS

WOODS

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60.216 AC.
T.P. 54*33
ACCT. NO. 052425000
CLEAR 25.8 AC.±

ACCT. NO. 052425000

WOODS

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MICK VOLLMER
MONICA VOLLMER
T.P. 55*47
INSTR. #070169940

WOODS

WOODS

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WOODS

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WOODS

WOODS

LINE TABLE

1-2	S89°20'31"W 19.64'
2-3	N70°38'32"W 45.43'
3-4	S88°58'34"W 40.14'
4-5	N55°43'55"W 70.31'
5-6	S44°04'45"W 120.41'
6-7	S73°17'19"W 39.91'
7-8	S42°50'47"W 32.51'
8-9	N88°52'01"W 54.83'
9-10	S3°21'54"E 32.99'
10-11	S83°04'15"W 58.23'
11-12	S1°42'31"W 60.69'
12-13	S62°52'09"W 61.90'
13-14	S23°03'42"W 35.31'
14-15	S50°17'35"W 73.37'
15-16	S55°53'28"W 68.52'
16-17	S88°05'03"W 133.33'
17-18	S87°37'15"W 34.04'
18-19	S74°35'08"W 73.11'
19-20	N81°21'39"W 59.12'
20-21	S72°07'18"W 69.45'
21-22	N83°12'33"W 46.68'
22-23	S84°31'34"W 38.02'
23-24	N78°15'33"W 44.46'
24-25	S71°09'33"W 69.35'
25-26	N85°42'44"W 114.54'
26-27	S78°56'18"W 89.71'
27-28	S51°42'37"W 41.67'
28-29	N87°48'00"W 78.35'
29-30	S40°01'16"W 67.44'
30-31	S77°37'27"W 45.29'
31-32	N64°43'38"W 33.25'

TOTAL AREA THIS PLAT = 165.97 AC.

* DENOTES DETAIL SHOWING 50' INGRESS & EGRESS EASEMENT IN THIS AREA FOR ACCESS & UTILITY EASEMENT. ALL 50' EASEMENTS ARE FOR ACCESS & INSTALLATION OF UTILITIES.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

I HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" EXCEPT FOR THAT PORTION ALONG CYPRESS SWAMP WHICH IS LOCATED IN ZONE "A" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBERS 510156 0220 D, 0240 D & 0335 D, DATED NOV. 16, 2011.

J. D. VANN, L.S.



PLAT SHOWING PROPERTY OF
ANN R. ADAMS
LOCATED NORTH OF CYPRESS CHAPEL ROAD
CYPRESS BOROUGH
CITY OF SUFFOLK, VIRGINIA
SCALE 1" = 300' SEPT. 11, 2025

REFERENCE - INSTR. #100113720 (T.P. 65-19)
INSTR. #100113740 (T.P. 54-33B)
INSTR. #100113710 (T.P. 54-32)
INSTR. #100113700 (T.P. 54-33)
INSTR. #100113730 (T.P. 54-33A)

● - DENOTES IRON PIN FOUND
○ - DENOTES IRON AXLE FOUND
○ - DENOTES COMPUTED POINT
(170') - DENOTES EASEMENT DISTANCE

SUBJECT PROPERTY - INSTR. 200001804 LIST OF HEIRS

REVISED FEB. 24, 2026
REVISED DEC. 5, 2025

2017-103-N 73-49

J. D. VANN - LAND SURVEYING
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23837
TEL. NO. 757-562-4923

SCALE

0' 300' 600'

NOTE - THE 25' RIGHT OF WAY IS ACCESS FOR T.P. 65*19 TO CYPRESS CHAPEL ROAD. THE 50' INGRESS & EGRESS EASEMENT IS FOR ACCESS FOR T.P. 54*32, T.P. 54*33, T.P. 54*33A AND T.P. 54*33B TO ABOVE STATED 25' RIGHT OF WAY TO CYPRESS CHAPEL ROAD. THIS GIVES ALL TAX PARCELS ACCESS TO CYPRESS CHAPEL ROAD.

ROUTE 675
CYPRESS CHAPEL ROAD
30' R/W

TO RTE. 673

TO RTE. 32