SURVEY OF TWO PARCELS LOCATED IN JAMES CITY COUNTY CONTAINING A TOTAL OF 1.57 ACRES AND DESIGNATED AS JAMES CITY COUNTY PARCEL NUMBER 4710100017

BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA

SCALE: 1"=50' DATE: 11/30/09 JOB NO: 09-206

LandTech Resources, Inc.

Surveying • GPS • Engineering

205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188

Telephone: 757-565-1677 Fax: 757-565-0782

Web: landtechresources.com

NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0120C DATED SEPTEMBER 28, 2007.
4. ASPHALT DRIVE ENCROACHES ONTO PARCEL 2 AS SHOWN.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.

ADDRESS:

#103 POWHATAN SPRINGS ROAD
JAMES CITY COUNTY, VIRGINIA

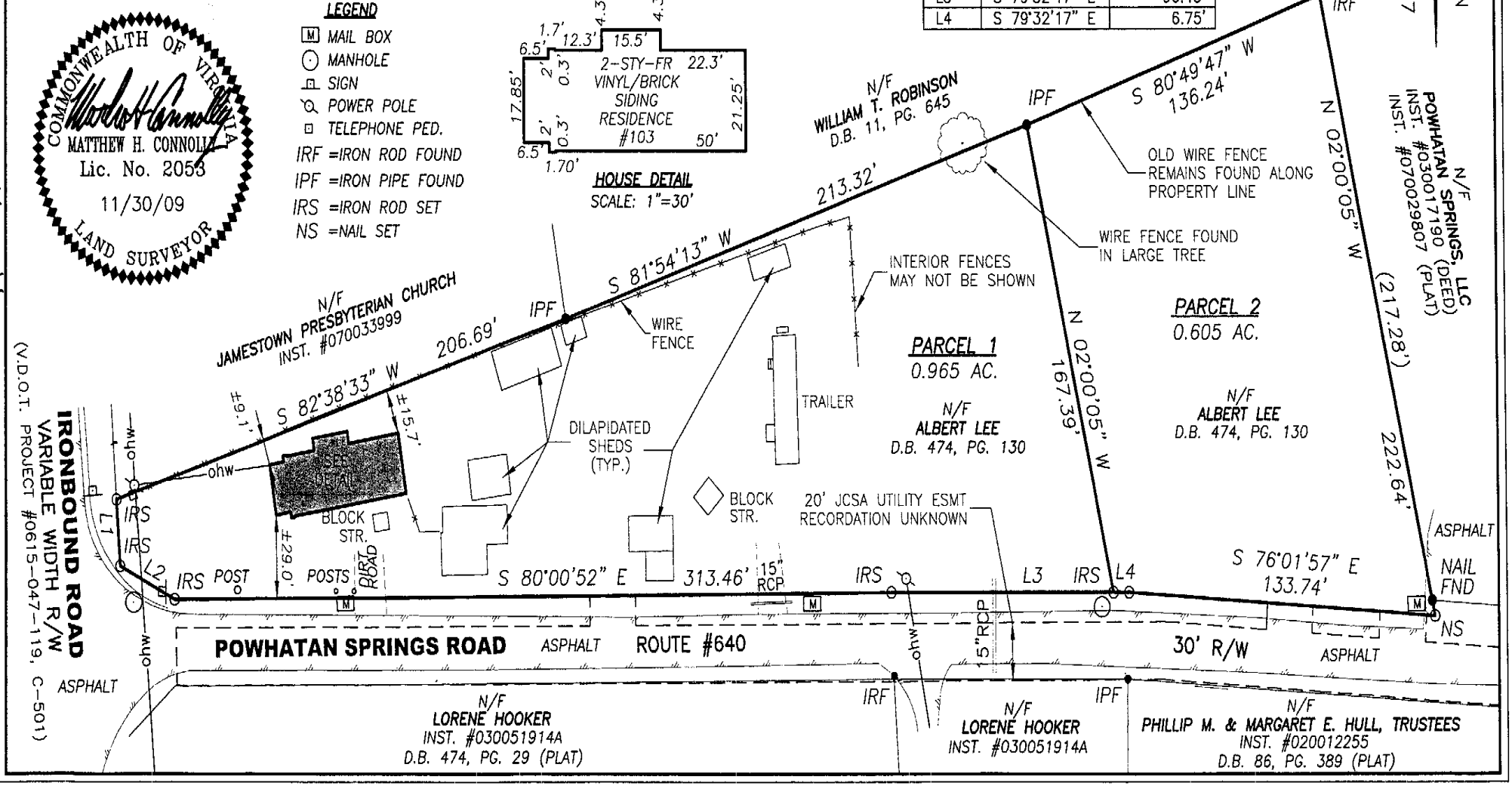
PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 06°33'08" W	23.37'
L2	S 53°26'53" E	26.34'
L3	S 79°32'17" E	96.43'
L4	S 79°32'17" E	6.75'

COMMONWEALTH OF VIRGINIA
MATTHEW H. CONNOLLY
Lic. No. 2053
11/30/09
LAND SURVEYOR

LEGEND

- M MAIL BOX
- MANHOLE
- SIGN
- POWER POLE
- TELEPHONE PED.
- IRF =IRON ROD FOUND
- IPF =IRON PIPE FOUND
- IRS =IRON ROD SET
- NS =NAIL SET

HOUSE DETAIL
SCALE: 1"=30'



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