

NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTY LINES ARE SHOWN PER P.B. 17 PG. 7, SECTION 1 (SEE NOTE 2), P.B. 17 PG. 30 (SECTION 4) AND PLAT ATTACHED TO INSTRUMENT # 090031351.
2. SUBDIVISION PLAT RECORDED IN P.B. 17, PG. 7 HAS SEVERAL ERRONEOUS BEARING CALLS THEREFORE, THE RECORD PLAT DISTANCES AND THE MONUMENTS FOUND ON THE GROUND WERE USED FOR THIS SURVEY.
3. THE OVERLAP IS BASED ON FIELD EVIDENCE FOUND ALONG THE RIGHT-OF-WAY OF BEECHWOOD DRIVE IN SECTION 4.
4. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0020C, DATED SEPTEMBER 28, 2007.
5. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
6. UNDERGROUND UTILITIES WERE NOT LOCATED.

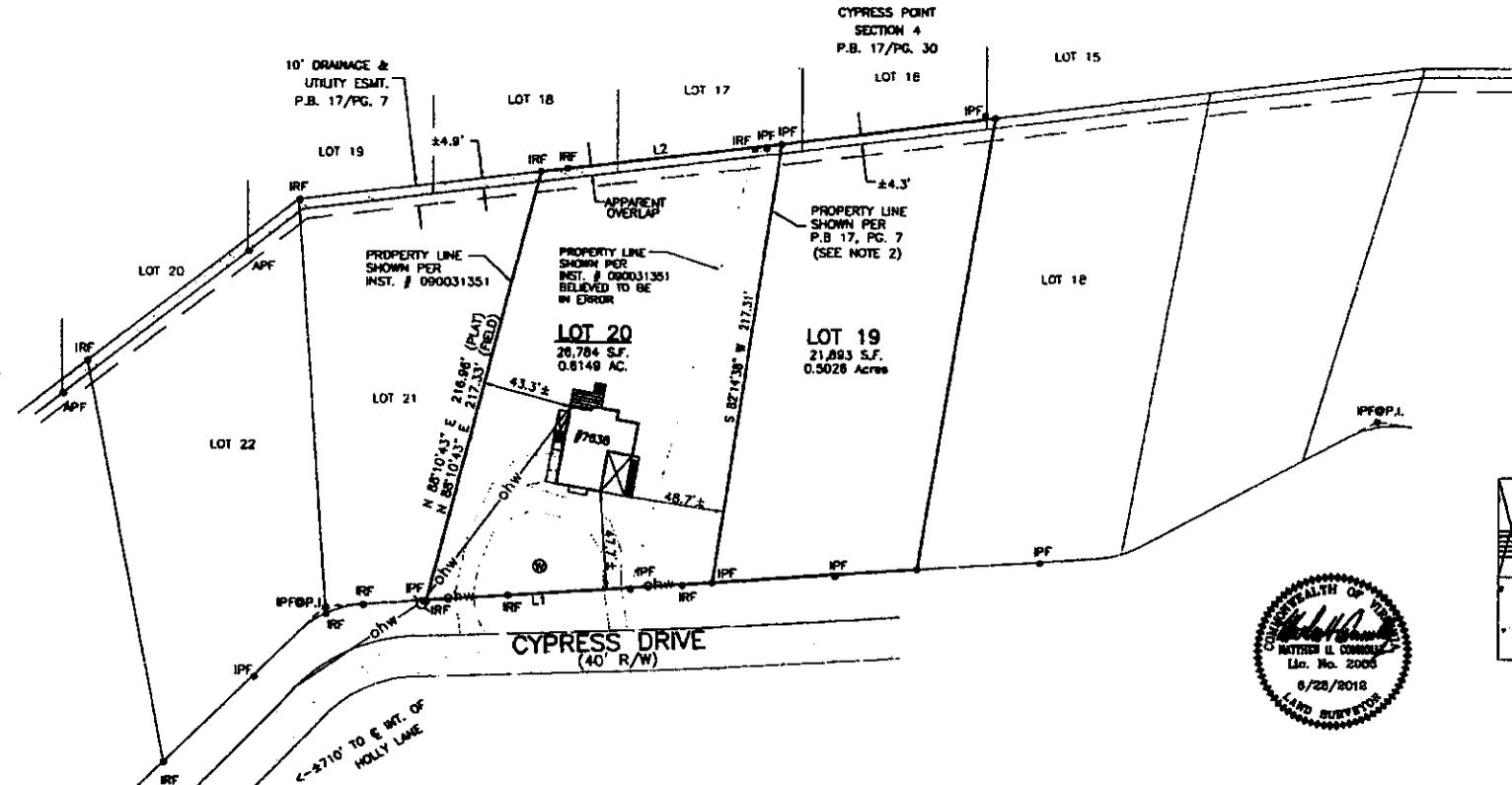
PHYSICAL SURVEY OF LOT 20, SECTION 1
CYPRESS POINT

James City County, Virginia
Scale: 1"=40' Date: 06/28/12 Job#: 12-249

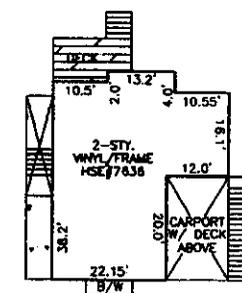


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SHEET 1 OF 1



6067



ADDRESS:
7838 CYPRESS DRIVE
LANEXA, VA

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 20°22'00" W	138.80
L2	S 25°12'10" E	118.27

- LEGEND**
- IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - APF = ALUMINUM PIPE FOUND
 - ⊕ = POWER POLE
 - ⊙ = WELL
 - S/W = DAY WINDOW

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS _____ DAY OF _____, 2012, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT INSTRUMENT # _____ TESTE _____