

NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN INST. #120007895.
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" & "AE" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0020C, DATED SEPTEMBER 28, 2007.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.

UNRECORDED PLAT BY
HIS LAND SURVEYING, INC.
08-30-2006

EXISTING 10' ROAD
SHARED INGRESS &
EGRESS EASEMENT
D.B. 460, PG. 576
INSTR. #100004269

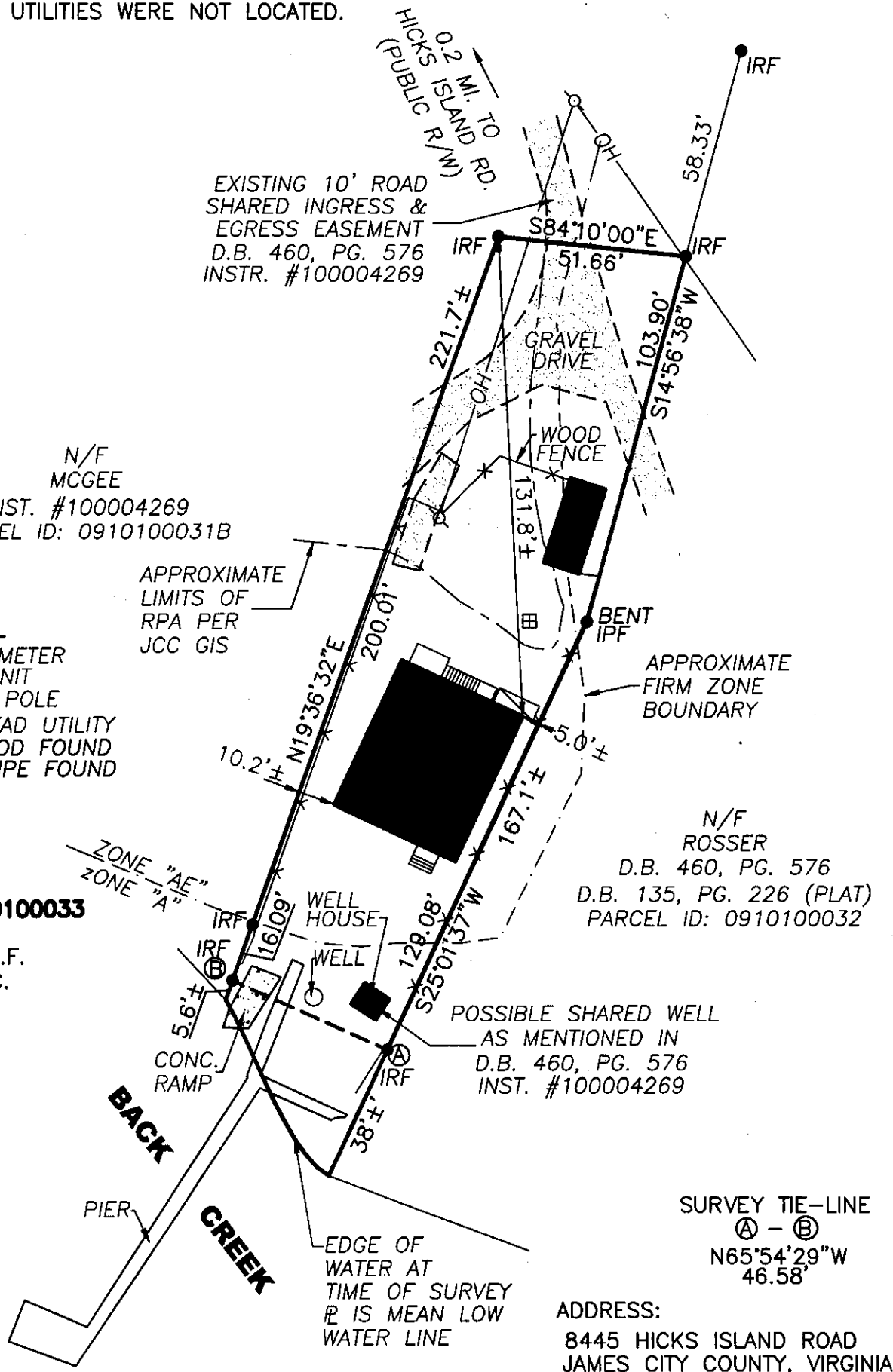
N/F
MCGEE
INST. #100004269
PARCEL ID: 0910100031B

LEGEND

- ☐ WATER METER
- ☐ HVAC UNIT
- UTILITY POLE
- OH— OVERHEAD UTILITY
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND

PARCEL ID: 0910100033

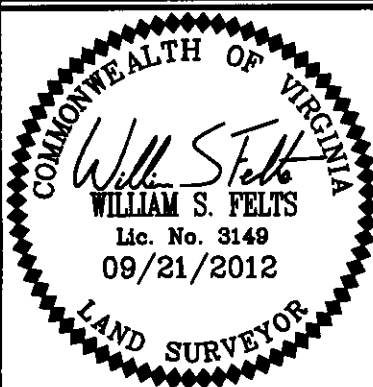
AREA:
13,087± S.F.
0.30± AC.



N/F
ROSSER
D.B. 460, PG. 576
D.B. 135, PG. 226 (PLAT)
PARCEL ID: 0910100032

SURVEY TIE-LINE
A - B
N65°54'29\"W
46.58'

ADDRESS:
8445 HICKS ISLAND ROAD
JAMES CITY COUNTY, VIRGINIA



REFERENCES:
INST. #120007895

DATE: 09/21/12
SCALE: 1"=40'
JOB# 12-345
CAD File
12-345.dwg

PHYSICAL SURVEY OF
PARCEL ID: 0910100033

For:

STEVEN PROPST

JAMES CITY COUNTY

VIRGINIA

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