BOUNDARY SURVEY OF

ETHEL I. OWENS SUBDIVISION

PARCEL ONE

NOTES:

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 70, PG. 21.
- 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.

BEING PARCEL ID 1240100001A 3. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0140C, DATED SEPTEMBER 28, 2007. JAMES CITY COUNTY 4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY. POWHATAN DISTRICT VIRGINIA 5. UNDERGROUND UTILITIES WERE NOT LOCATED. DATE: 10/02/2014 SCALE: 1"=60' 6. THIS LAND BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY COMPLETED 09/29/2014. LANDTECH CURRENT OWNER LOT LINE TABLE WALTER A & MICHELE C OWENS RESOURCES, INC. INSTRUMENT #980013895 LINE BEARING DISTANCE S 22'09'33" E 50.18 ENGINEERING . SURVEYING . GP\$ **ADDRESS** S 70'39'40" W 55.00' 8395 RICHMOND ROAD 3925 Midlands Road Williamsburg, VA 23188 Ph: (757) 565-1677 Fax: (757) 565-0782 JAMES CITY COUNTY, VIRGINIA web: landtechresources.com REFERENCE: SHEET 1 OF 1 P.B. 70, PG. 21 Scale: 1" = 60'N/F TAÝLOR INST. 0100051912 TAÝLOR P.B. 66, PG. 25 INST. 0100051912 WIRE P.B. 66, PG. 25 WIRE WIRE FENCE 0.4′↓ FENCE FENCE ON LINE -FENCE N 65'48'58" E 516.07 ON LINE N 65°48'58" E 549.94 GRAVEL DRIVEWAY CONCRETÉ DRIVEWAY 15'BSL 88.4 _WIRE FENCE ENCROACHES 0.7'± SHED S 65'48'58" W 550.16 2 STORY FRAME WOODEN RESIDENCE FENCE WITH BASEMENTLOT 1 164.00 **#83**95 3,449 S.F. 0.0792 AC. 366.3' **PARCEL ONE** 5.667± ACRES AAA PLUMBING INST. 140001898 ACAH, LLC INST. 090005397 INST. #080007241 (PLAT) APPROXIMATE LIMITS OF RPA - PER JAMES CITY COUNTY GIS MAPPING PROPERTY LINE IS CENTERLINE OF STREAM P.B. 70, PG. 21— Large/Small Plat(s) Recorded herewith as # 14001 6273 10/02/2014 _LEGEND_ WATER METER UTILITY POLE City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on の 合わらい し、2014 SURVEY TIE-LINES ONLY -OH- OVERHEAD UTILITY at <u>(113</u> AM/PM, PB PG Document # 14001 (0 ユ) 3 IRF = IRON ROD FOUND N/F BATEMAN

BETSY B. WOOLRIDGE, CLERK

INST. 080030652

IRS = IRON ROD SET