City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on March 2, 30 IS erge/Small Plat(s) Recorded herewith as # 15 AM 355 <u>11:58</u> AM/<del>PM</del>, PB\_ 15000 3557 Document #\_ BETSY B. WOOLRIDGE, CLERK "Uttle Creek reservoir" , Dep. Clerk NOW OR FORMERLY NEWPORT NEWS WATERWORKS DEPT. OF PUBLIC UTILITIES .. CITY OF NEWPORT NEWS, VIRGINIA TAX MAP PARCEL #(21-2)(1-1) 100' 50' 100' D.B. 132, PG. 188 P.B. 28, PG. 62 MARKED 18" GUM SCALE: 1" = 100' D.B. 185, PG. 574 - DEED OF CORRECTION FOUND WITH WIRE P.B. 35, PG. 14 - PLAT OF CORRECTION (20.2'± NORTH OF IRON ROD SET) 7 BENT IRON MERIDIAN 35, PAGE IRON IRON IRON PIPE PIPE PIPE FOUND FOUND **FOUND** N90'00'00'E 311.54 **FOUND** IRON ROD SET 48.90 83.25 83.08 IRON ROD 125.00 NO4'36'03"W FOUND S85 23'57 IRON *56.86*° ROD FOUND NOW OR FORMERLY CHARLES H. & NOW OR FORMER,
NOW OR FORMER,
WAP PAPA SYLVIA E. TYLER IRON TAX MAP PARCEL ROD #(22-3)(1-16A) **FO**UND D.B. 487, P. 613 D.B. 190, PG. 287 LOT 1 PARCEL AREA = (PLAT) "LANDIS BROWN" 92,200 S.F.± SUBDIVISION NOW OR FORMERLY OR (IRF TO 1 ALONZA R. SADLER 2.117 ACRES± ITAX MAP PARCEL #(22-3)(2-1) INSTR.#950008270 RF) i P.B. 28, PG. 50 IRON PIPE FND. 0.3' EAST OF CORNER & INSTR.#060025397 D.B. 267, PG. 357 EXIST. 20' ADDITIONAL 5.0' NORTH\OF EXIST. P.B. 40, PG. 54 R/W EASEMENT HWY. R/W IRON D.B. 135, PG. 23 D.B. 190, PG. 287 ROD 100.04 ROD FOUND RON NO2'58'18"W-<u>125.69'</u> FOUND -ROD S89'31'34"E 20.04 20' **FOUND** -EX. 30' R/W EASEMENT N89°25'25"W 371.21 IRON ROD FOUND 3.55' SOUTH OF CORNER <u> P.B. 28, PG</u>. <u>50</u> IRON (HELD FOR LINE) & 1.8' NORTH OF EXIST. PIPE LOT 2 HIGHWAY R/W - 840'± TO C/L BROWNS DR. **FOUND** "LANDIS BROWN" SUBDIVISION EXIST. HIGHWAY R/W (TYP.) NOW OR FORMERLY 20' ADDITIONAL -R/W AS SHOWN IN CHESN ENTERPRISES, LLC PIPE **EASEMENT FOR FOUND** P.B. 28, PG. 50 (TYP.) TAX MAP PARCEL MGRESS & EGRESS **#**(22-3)(2-2) D.B. 487, PG. 612 (PLAT) INSTR.#070002813 P.B. 28, PG. 50 L=194.54' (IPF TO IPF) R=848.51' (PLAT) IRON REFERENCES: **FOUND** LOT 3 WILL BOOK 18, PAGE 4 - WILL OF SUSIE D. BROWN WILL BOOK 24, PAGE 366 - LANDIS BROWN LIST OF HEIRS DEED BOOK 185, PAGE 574 CHICK AFOMINY PLAT BOOK 35, PAGE 14 STATE ROUTE VARIABLE WOTH PROJ. 10631-047-112 IRON PLAT BOOK 28, PAGE 50 - LANDIS BROWN SUBDIVISION LOT 4 UNRECORDED PLAT BY SPEARMAN & ASSOCIATES, P.C., ROD VO. FOUND ENTITLED "PHYSICAL SURVEY OF PROPERTY STANDING IN THE NAME OF IVAN .M. TABB, SR. BEING 0.874± ACRES, PART OF REBECCA T. TABB ESTATE", DATED APRIL 2, LOT 5 12 **FOUND** RONALD W. EADS -R/W AS SHOWN IN P.B. 28, PG. 50 (TYP.) PLAT OF SURVEY **GENERAL NOTES:** OF A PARCEL CONTAINING 2.117 ACRES± STANDING IN THE NAME OF THE 1. PROPERTY ADDRESS IS #2952 CHICKAHOMINY ROAD AND IS ALL OF TAX MAP PARCEL #(22-1)(1-22). PROPERTY IS CHURCH OF THE LORD JESUS CHRIST CURRENTLY ZONED "R8" - RURAL RESIDENTIAL. OF THE APOSTOLIC FAITH CHICKAHOMINY DISTRICT, JAMES CITY COUNTY, VIRGINIA 2. PROPERTY LINES AS SHOWN ARE BASED ON A CURRENT FIELD BOUNDARY SURVEY, FOUND MARKERS AS NOTED, RECORD DATE: JULY 14, 2014: SCALE: 1" = 100' CRLS FROJECT #00020 AND OTHER AVAILABLE INFORMATION, OTHER THAN SHOWN THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND/OR RESTRICTION'S WHICH MAY AFFECT THIS PROPERTY. THIS PREPARED BY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT COMPASS ROSE LAND SURVEYING, TITLE REPORT. PLLC3. THIS PROPERTY APPEARS TO LIE IN ZONE "X", AREA 234 SKIMINO ROAD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE WILLIAMSBURG, VIRGINIA - 23188 FLOODPLAIN PER F.I.R.M. #51095C0105C, EFFECTIVE DATE: **SEPTEMBER.28. 2007.** PH: (757) 871-6**950**