

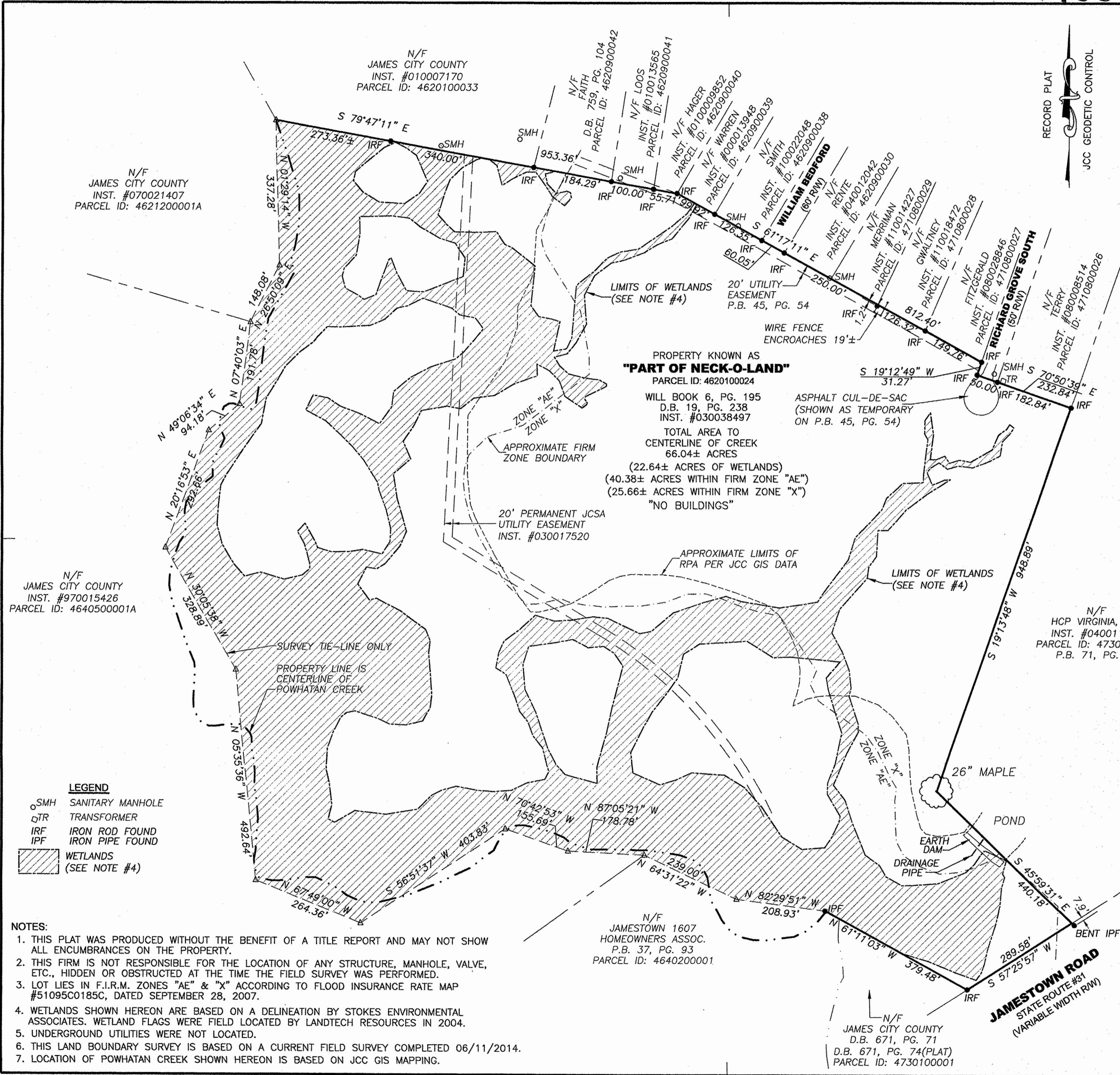
170010571

**BOUNDARY SURVEY OF
"PART OF NECK-O-LAND"**
PARCEL ID: 4620100024

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 06/17/2014 SCALE: 1"=150' JOB # 14-152

LandTech Resources, Inc.
Surveying • Engineering • GPS
3925 Midlands Road, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

RECORD PLAT
JCC GEODETIC CONTROL



PROPERTY KNOWN AS
"PART OF NECK-O-LAND"
PARCEL ID: 4620100024
WILL BOOK 6, PG. 195
D.B. 19, PG. 238
INST. #030038497
TOTAL AREA TO
CENTERLINE OF CREEK
66.04± ACRES
(22.64± ACRES OF WETLANDS)
(40.38± ACRES WITHIN FIRM ZONE "AE")
(25.66± ACRES WITHIN FIRM ZONE "X")
"NO BUILDINGS"

CURRENT PROPERTY OWNERS:
MICHAEL J. CAVANAUGH, SOLE SURVIVING
TRUSTEE UNDER THE LETITIA ARMISTEAD
HANSON REVOCABLE TRUST
INST. #030038497

SARAH H. ARMISTEAD, EXECUTOR AND
TRUSTEE UNDER THE LAST WILL AND
TESTAMENT OF ROBERT T. ARMISTEAD
CITY OF WILLIAMSBURG WILL FILE NO. 4676

PROPERTY INFORMATION:
1821 JAMESTOWN ROAD
JAMES CITY COUNTY, VA

PART OF JAMES CITY COUNTY
PARCEL ID: 4620100024

Large/Small Plat(s) Recorded
herewith as # 170010571

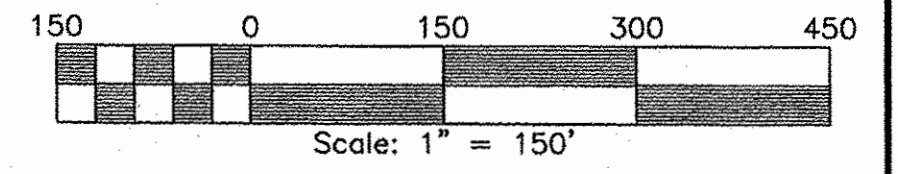
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
5-23-2017
at 9:00 AM/PM, PG. _____
Document # 170010571
MONA A. FOLEY, CLERK

REFERENCES:
UNRECORDED PLAT BY MITCHELL-WILSON ASSOCIATES, P.C.
TITLED "BOUNDARY SURVEY OF PROPERTY STANDING IN THE
NAME OF R.T. ARMISTEAD" DATED JANUARY 31, 2002

P.B. 71, PG. 57
P.B. 45, PG. 54
P.B. 67, PG. 42-43
P.B. 51, PG. 55
P.B. 37, PG. 93
D.B. 671, PG. 74

JCC Subdivision Agent
Approval Not Required
-PK
5/11/2017

COMMONWEALTH OF VIRGINIA
MATTHEW H. CONNOLLY
Lic. No. 2053
06/17/2014
LAND SURVEYOR



- LEGEND**
- SMH SANITARY MANHOLE
 - TR TRANSFORMER
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - WETLANDS (SEE NOTE #4)

- NOTES:**
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL ENCUMBRANCES ON THE PROPERTY.
 - 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.
 - LOT LIES IN F.I.R.M. ZONES "AE" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0185C, DATED SEPTEMBER 28, 2007.
 - WETLANDS SHOWN HEREON ARE BASED ON A DELINEATION BY STOKES ENVIRONMENTAL ASSOCIATES. WETLAND FLAGS WERE FIELD LOCATED BY LANDTECH RESOURCES IN 2004.
 - UNDERGROUND UTILITIES WERE NOT LOCATED.
 - THIS LAND BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY COMPLETED 06/11/2014.
 - LOCATION OF POWHATAN CREEK SHOWN HEREON IS BASED ON JCC GIS MAPPING.