

170014648

BOUNDARY SURVEY OF THE PROPERTY OF
GERALD H. MEPHAM & ANNE M. MEPHAM
BEING PARCEL ID #4730100042

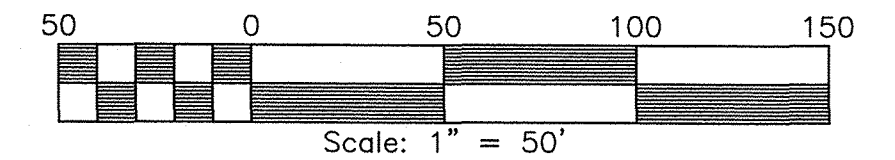
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 04/20/2017 SCALE: 1"=50' JOB # 17-068

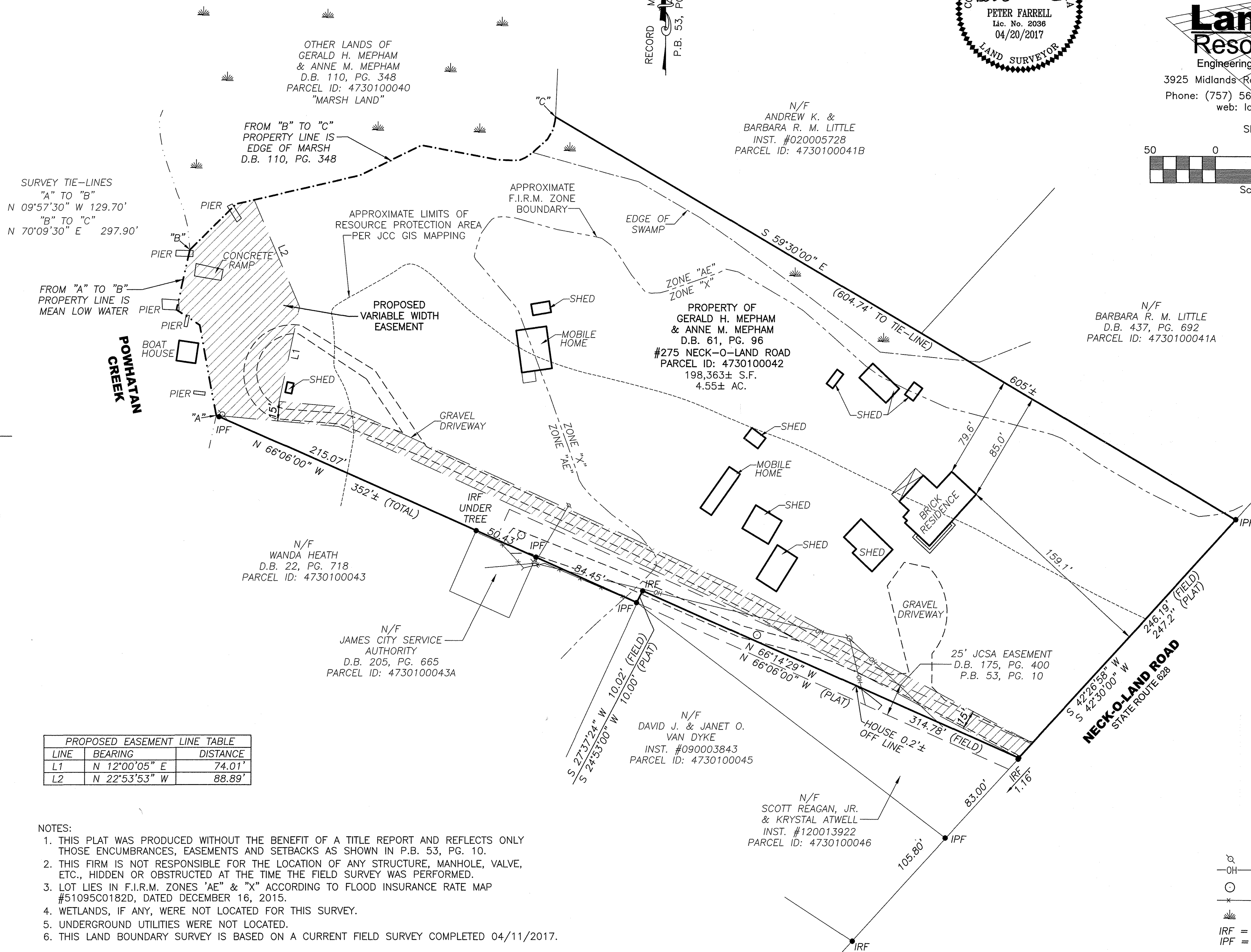


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SHEET 1 OF 1



JCC Subdivision Agent
Approval Not Required *EL*



SURVEY TIE-LINES
"A" TO "B"
N 09°57'30" W 129.70'
"B" TO "C"
N 70°09'30" E 297.90'

FROM "B" TO "C"
PROPERTY LINE IS
EDGE OF MARSH
D.B. 110, PG. 348

N/F
ANDREW K. &
BARBARA R. M. LITTLE
INST. #020005728
PARCEL ID: 4730100041B

N/F
BARBARA R. M. LITTLE
D.B. 437, PG. 692
PARCEL ID: 4730100041A

N/F
WANDA HEATH
D.B. 22, PG. 718
PARCEL ID: 4730100043

N/F
JAMES CITY SERVICE
AUTHORITY
D.B. 205, PG. 665
PARCEL ID: 4730100043A

N/F
DAVID J. & JANET O.
VAN DYKE
INST. #090003843
PARCEL ID: 4730100045

N/F
SCOTT REAGAN, JR.
& KRYSTAL ATWELL
INST. #120013922
PARCEL ID: 4730100046

PROPOSED EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 12°00'05" E	74.01'
L2	N 22°53'53" W	88.89'

- 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. 53, PG. 10.
 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. ZONES 'AE' & 'X' ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0182D, DATED DECEMBER 16, 2015.
 4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
 5. UNDERGROUND UTILITIES WERE NOT LOCATED.
 6. THIS LAND BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY COMPLETED 04/11/2017.

Large/Small Plat(s) Recorded
herewith as # 170014648

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
7-25-2016
at 2:51 AM/PM, PG.
Document # 170014648
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

- LEGEND
- UTILITY POLE
 - OVERHEAD UTILITY
 - SANITARY SEWER MANHOLE
 - FENCE
 - SWAMP/MARSH
 - IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND