



RECORD MERIDIAN
D.B. 137, PG. 363

N/F
WATERTOWN, LLC
1006 BRICKYARD ROAD
PIN: 1920100018
INST. #980000036
D.B. 54, PG. 441(PLAT)

24" MARKED TREE

S 33°02'35" E
140.99'

NOTES:
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
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 "C" ACCORDING TO FLOOD INSURANCE RATE MAP#S1095C0019D, DATED 12/16/2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. PER DEED DESCRIPTION: "PARCEL OF LAND CONTAINS, BY ESTIMATION, TWO ACRES MORE OR LESS".
7. THIS LAND BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY COMPLETED 03/04/2019.

N/F
CARROLL JOANNE
3373 N. RIVERSIDE DRIVE
PIN: 1920100016
INST. #160018735
D.B. 137/363 (PLAT)

1118 BRICKYARD ROAD
PIN: 1920100017
INST. #150011908
132,738 S.F.
3.05 AC.
(SEE NOTE #6)
"NO IMPROVEMENTS"

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
L1	S 15°11'30" E	19.68'						
L2	S 60°16'22" E	6.60'						
C1			765.68'	216.47'	215.75'	S 38°05'35" W	16°11'54"	
C2			2,110.32'	152.25'	152.22'	S 48°54'36" W	4°08'01"	
C3			501.09'	76.71'	76.63'	N 53°05'02" E	8°46'16"	

LEGEND
CMF = CONCRETE MONUMENT FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET

DATE: 03/04/19
SCALE: 1"=60'
JOB# 19-040
CAD File
19-040.dwg

REFERENCES:
INST. #150011908
D.B. 137/363 (PLAT)
D.B. 54, PG. 441(PLAT)
PLANS FOR VDOT PROJECT #0715-047-145



BOUNDARY SURVEY OF PROPERTY LOCATED AT
1118 BRICKYARD ROAD
TAX PARCEL 1920100017
POWHEATAN DISTRICT JAMES CITY COUNTY VIRGINIA

LandTech Resources, Inc.
Engineering & Surveying Consultants
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