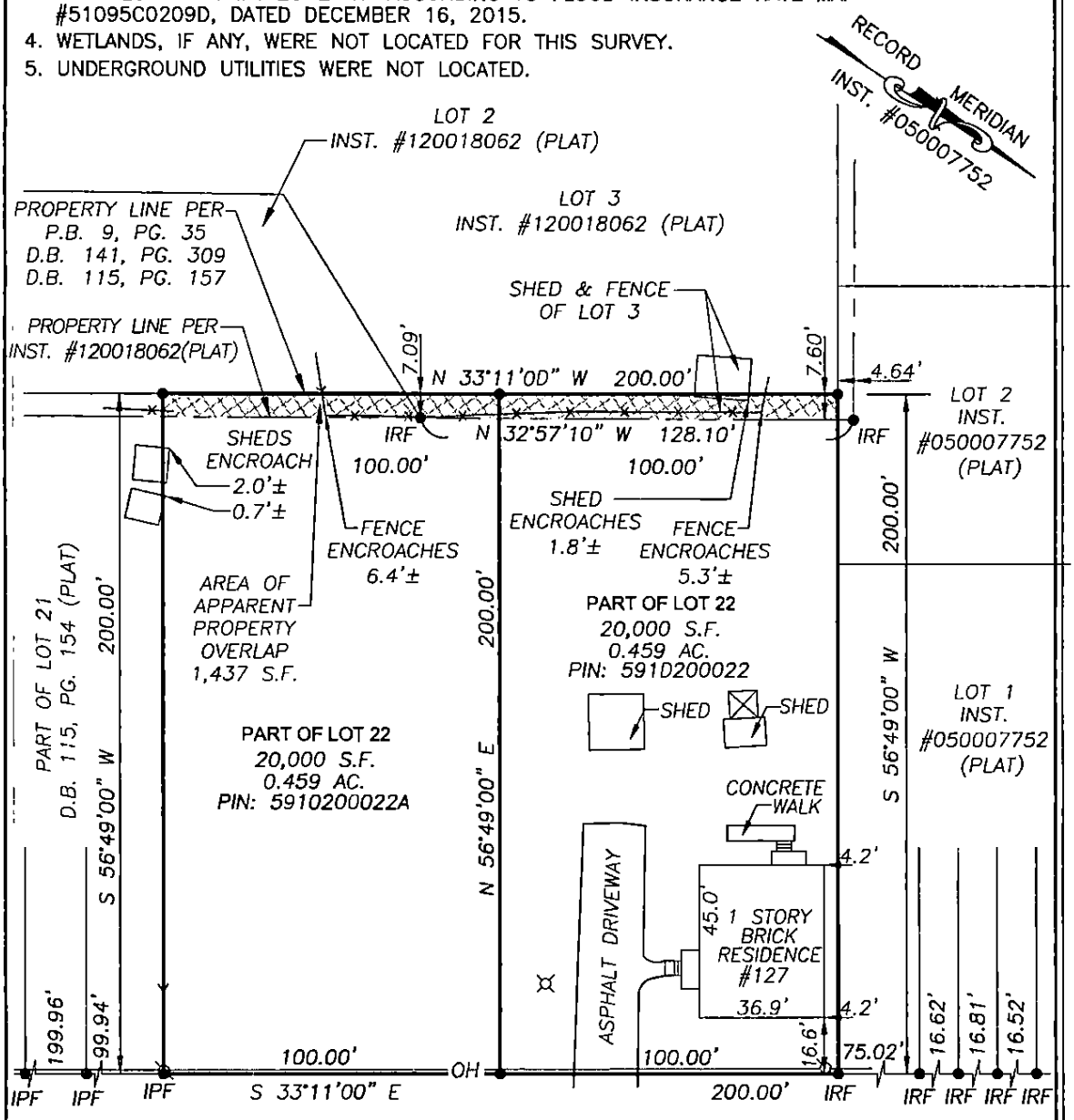
NOTES:

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. 9, PG. 35.
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 "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0209D, DATED DECEMBER 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.



LEGEND

- UTILITY POLE
- —OH— OVERHEAD UTILITY
- LIGHT POLE
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND

ADDRESS:
123 & 127 MAGRUDER AVENUE
JAMES CITY COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PETER FARRELL
Lic. No. 2038
12/17/2018
LAND SURVEYOR

REFERENCES:
P.B. 9, PG. 35
P.B. 24, PG. 8
D.B. 141, PG. 309(PLAT)
D.B. 115, PG. 157(PLAT)

DATE: 12/17/18
SCALE: 1"=40'
JOB# 18-491
CAD File 18-491.dwg

PHYSICAL SURVEY OF LOT 22
SADIE LEE TAYLOR PROPERTY
For:
ROLAND & VIVIAN WALLACE
JAMES CITY COUNTY VIRGINIA

LandTech Resources, Inc.
ENGINEERING & SURVEYING CONSULTANTS
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Web: landtechresources.com