

**NOTES:**

1. THIS PLAN WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 25, PG. 44.
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" AND IN ZONE "AE" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C01000 DATED DECEMBER 16, 2015.
4. WETLANDS ARE SHOWN PER FIELD DELINEATION COMPLETED BY ROTH ENVIRONMENTAL.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. THIS LAND BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY COMPLETED 5/13/2021.
7. ROW ALONG CRANSTON'S MILL POND ROAD IS PER INST. #040024552.
8. LOW WATER MARK OF YARMOUTH CREEK SHOWN PER FIELD SURVEY AND AERIAL MAPPING.

**REFERENCES:**

P.B. 25 PG. 23-24  
 INSTR.#040024552  
 INSTR.#100027353  
 INSTR.#090033463

N/F  
 WALLACE, REED & ROSENA  
 PIN#2230100032

R IS CENTERLINE OF CREEK FROM "A"-"D"

N/F  
 MONTGOUSSAINT JONS  
 PIN#2230100041

LIMITS OF FEMA FLOOD HAZARD ZONE "AE"

PIN# 2230100044  
 ±92.5 AC.

EXISTING SOIL ROAD

LIMITS OF FEMA FLOOD HAZARD ZONE "AE"

LIMITS OF FIELD DELINEATED WETLANDS

LIMITS OF 100' RPA BUFFER

**LINE TABLE**

L01	IN	180.00	E	120.00
L02	IN	180.00	E	120.00
L03	IN	180.00	E	120.00
L04	IN	180.00	E	120.00
L05	IN	180.00	E	120.00
L06	IN	180.00	E	120.00
L07	IN	180.00	E	120.00
L08	IN	180.00	E	120.00
L09	IN	180.00	E	120.00
L10	IN	180.00	E	120.00
L11	IN	180.00	E	120.00
L12	IN	180.00	E	120.00
L13	IN	180.00	E	120.00
L14	IN	180.00	E	120.00
L15	IN	180.00	E	120.00
L16	IN	180.00	E	120.00
L17	IN	180.00	E	120.00
L18	IN	180.00	E	120.00
L19	IN	180.00	E	120.00
L20	IN	180.00	E	120.00
L21	IN	180.00	E	120.00
L22	IN	180.00	E	120.00
L23	IN	180.00	E	120.00
L24	IN	180.00	E	120.00
L25	IN	180.00	E	120.00
L26	IN	180.00	E	120.00
L27	IN	180.00	E	120.00

**CURVE TABLE**

STATION	RADIUS	CHORD	CHORD BEARING	DELTA ANGLE
101	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
102	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
103	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
104	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
105	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
106	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
107	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
108	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
109	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
110	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
111	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
112	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
113	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
114	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
115	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
116	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
117	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
118	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
119	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
120	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
121	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
122	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
123	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
124	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
125	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
126	180.00	180.00	S 0° 00' 00" E	180° 00' 00"
127	180.00	180.00	S 0° 00' 00" E	180° 00' 00"

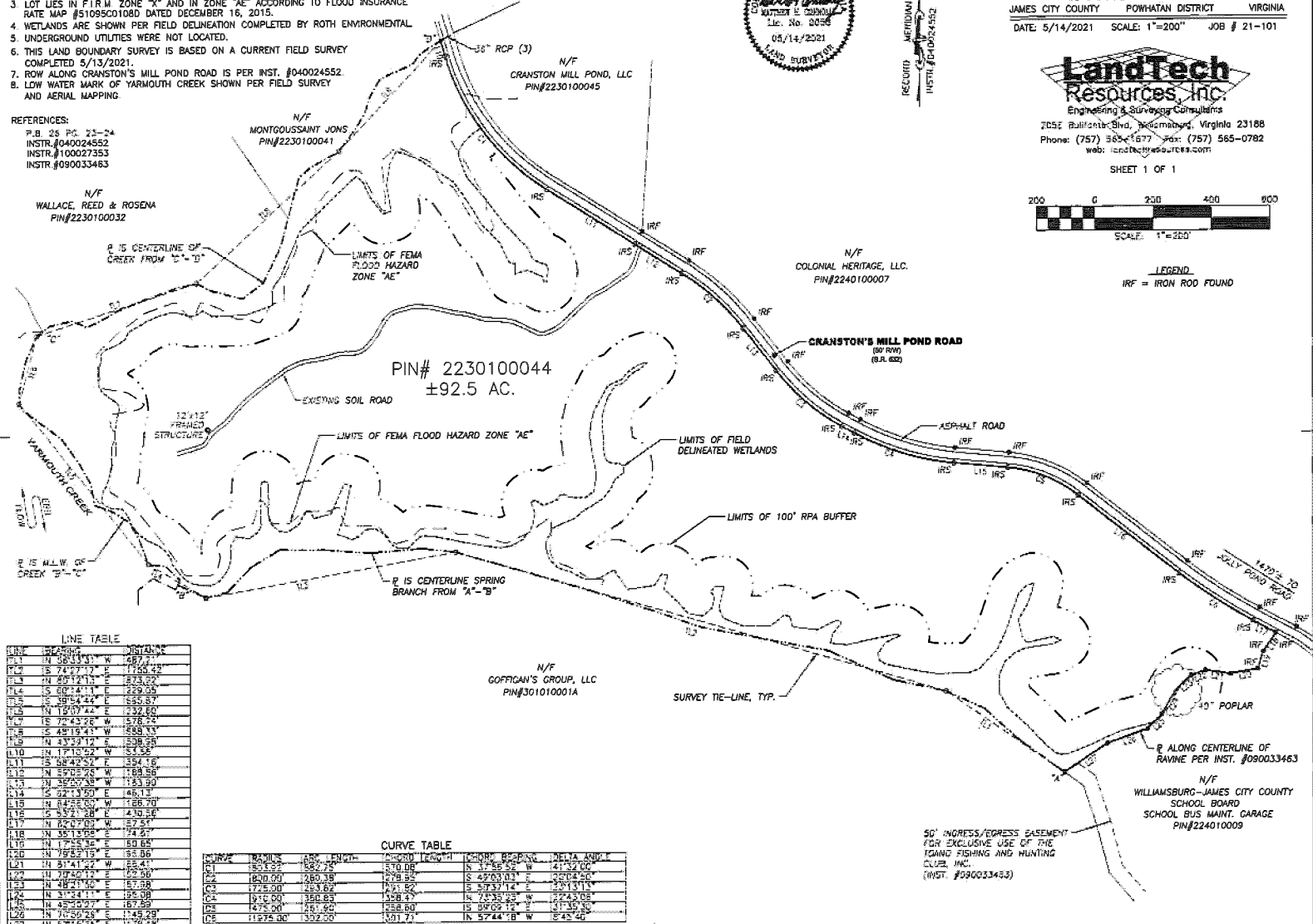


BOUNDARY SURVEY OF  
 BUSH'S MILL ACREAGE PARCEL  
 BEING PARCEL ID 2230100044  
 LOCATED AT  
 6518 CRANSTON'S MILL POND ROAD  
 JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA  
 DATE 5/14/2021 SCALE: 1"=200' JOB # 21-101

**LandTech Resources, Inc.**  
 Engineering & Surveying Consultants  
 2052 Bullfinch Blvd., Williamsburg, Virginia 23188  
 Phone: (757) 365-1677 Fax: (757) 565-0782  
 web: landtechresources.com



**LEGEND**  
 IRF = IRON ROD FOUND



50' INGRESS/EGRESS EASEMENT FOR EXCLUSIVE USE OF THE TOWN FISHING AND HUNTING CLUB, INC. (INST. #090033463)

R ALONG CENTERLINE OF RAVINE PER INST. #090033463  
 N/F  
 WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD SCHOOL BUS MAINT. GARAGE PIN#224010009

N/F  
 GOFFMAN'S GROUP, LLC  
 PIN#301010001A

N/F  
 COLONIAL HERITAGE, LLC.  
 PIN#2240100007

N/F  
 CRANSTON MILL POND, LLC  
 PIN#2230100045

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