



TITLE REFERENCES:

- 1 D B 6 PG 519 NOV 29 1898 D W MARSTON FROM HENLY
- 2 D B 14 PG 446-451 JUNE 1 1914 DEED OF PARTITION VESTS TITLE IN D WARREN MARSTON ET AL
- 3 PG 3 PG 3 PG 3 PG 7 MARSTON SUBDIVIDES PROPERTY
- 4 D B 23 PG 441 SEPT 1 1937 AT SMITH FROM MARSTON
- 5 D B 31 PG 486 DEC 12 1939 SMITH CONVEYS 2 AC TO JERIMIAH HOYLE
- 6 D B 34 PG 42 AUG 3 1942 HOYLE CONVEYS WESTERLY 1 AC TO VERNON RATCLIFFE
- 7 W B 10 198 OCT 1968 HOYLES WILL IS PROBATED & VESTS HIS INTEREST IN VIRGINIA NEDD
- 8 D B 51 PG 40 DEC 15 1952 VERNON AND PAULINE RATCLIFFE CONVEY 1/2 AC TO LUCY ROBINSON (VERNON RETAINS 1/2 AC)
- 9 D B 102 PG 889 APRIL 1967 LUCY CONVEYS HER 1/2 AC TO RENFORTH RATCLIFFE; RENFORTH MORTGAGES 1/2 AC TO MID-STATE HOMES WHO FORECLOSE A GAIN QUESTIONABLE TITLE
- 10 D B 222 PG 173 JAN 4 1982 MID-STATE HOMES CONVEYS 1/2 AC TO LUCY ROBINSON BY SPECIAL WARRANTY DEED

SURVEYOR'S NOTE:

THIS IS A SURVEY OF LOT "A" AS SHOWN ON PLAN OF PROPERTY OF D WARREN MARSTON NEAR EWELL VA RECORDED IN P B 3 PG 7 TITLE IS VESTED IN VERNON RATCLIFFE LUCY ROBINSON, AND VIRGINIA NEDD BY DEEDS REFERENCED HEREON LOCATION OF RESPECTIVE INTERNAL LINES AND QUANTITY OF OWNERSHIP COULD NOT BE RESOLVED BY SURVEY DUE TO OLD AND AMBIGUOUS DEED DESCRIPTIONS INTERNAL LINES SHOWN REPRESENT THE SURVEYORS BEST INTERPRETATION OF THE DEED DESCRIPTIONS USING THE RULES FOR CONTROLLING EASEMENTS AND HIS BEST JUDGMENT EXTERNAL LOT LINES ARE BASED ON BEST AVAILABLE FIELD EVIDENCE AND INTERPRETATION OF PLATS WITHOUT REGARD TO CURRENT OCCUPATION, ENCROACHMENTS, AND OTHER MATTERS OF SURVEY EASEMENTS SHOWN REPRESENT FIELD LOCATION BASED ON PHYSICAL EVIDENCE PROPERTY CORNERS WERE NOT SET ON THE GROUND SURVEYOR RECOMMENDS AGREEMENT BETWEEN THE PARTIES AND ADJACENT LANDOWNERS IN ORDER TO ESTABLISH EXACT TITLE LINES

TABLE OF EASEMENT AREAS

FROM	EASMT NO	AREA	TOT PARCEL NO
LUCY ROBINSON	1	3.165 SF	32-111-1-3
VERNON RATCLIFFE	2	1065 SF	
	3	5705 SF	
	4	662 SF	110-1-1-4
	5	160 SF	
VIRGINIA NEDD	6	47 SF	
	7	160 SF	
	8	675 SF	110-1-1-4
	9	2208 SF	

PERMANENT EASEMENT AREA SHOWN CROSS-HATCHED
 EASEMENT CALLS AND TIES TO PROPERTY CORNERS SHOWN IN PARENTHESIS THUS (100.00)
 NOTE THAT EASEMENTS 1 & 8 INCLUDE THE PRESCRIPTIVE R/W OF MIDDLETOWN ROAD IN THE AREA COMPUTATION
 SANITARY SEWERS SHOWN THUS --- 12" W.L.
 WATER LINE SHOWN THUS --- 12" W.L.

Recorded 13 days of May 1985
 in
 L.B. No. 40 pages 8?
 Nelson S. W... Clerk
 By: [Signature] [Signature]



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 Architecture, Engineering, Surveying, Planning

**SURVEY OF LOT "A" (P.B. 3 PG. 7)
 FOR CONVEYANCE OF
 WATER, SEWER, DRAINAGE & UTILITY EASEMENTS**
 FROM: VERNON RATCLIFFE, LUC ROBERTSON, & VIRGINIA NEDD
 TO: THE JAMES CITY SERVICE AUTHORITY
 JAMES CITY COUNTY VIRGINIA

Designed P.C.S.	Drawn D.B.
Scale 1"=100'	Date 3/12/85
Project No. 5552	
Drawing No. 2	
1 4/15/85	ADDED EASEMENT DIMENSIONS & RELATED DATA PER JCC
No. DATE	REVISION / COMMENT / NOTE
	BY

