

BOUNDARY SURVEY JOHN G. WARBURTON ESTATE

Powhatan Magisterial District
James City County, Virginia



J.C. RICHARDSON
D.B. 16 pg. 471
D.B. 3 pg. 214

MIF HEATH
D.B. 509 pg. 262

0.45 ± Mi. to St. Rt. 769
(Deerwood Dr.)
Ch. + N48°22'10"E on 32.25'
L. 39.00
R. 393.31
St. Rt. 611 (50' Wide)
Jolly Point Road

VA. FINDER P.B. 3 pg. 911

Property Line Along ϕ of old road
N78°25'58"E on 119.96'
N66°22'24"E on 129.60'
N76°36'40"E on 129.60'
N79°00'39"E 139.01' N82°09'42"E
N79°26'35"E 89.46'
N55°46'21"E 187.87'
540.35'
352.98'

Project # 047-006
D.B. 424 pg. 265
N101°10'53"E 133.70'
N117°31'44"W 128.60'
N120°52'45"W 166.37'

LOT 2
K. H. BRY
D.B. 415 pg. 797
N101°58'53"E 111.95'

LOT 3
GRANGER
D.B. 515 pg. 779
N176°15'26"W 123.91'
N177°29'20"W 93.39'

LOT 4
N87°00'47"W 123.62'
N89°29'41"W 118.30'
N89°51'01"W 117.83'

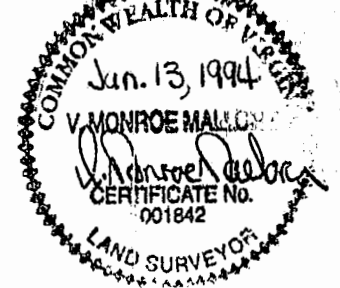
38.7 ± Acres
D.B. 38 pg. 195
D.B. 5 pg. 39 (Plat)

Property Line Along Found Points + Set Rods Along ϕ of Ravine + Swamp
N83°52'15"W 320.97'
N51°02'38"W 581.02'
N83°52'15"W 417.16'
N58°53'01"W 195.33'

MIF JAMES HILL
D.B. 272 pg. 509
D.B. 241 pg. 29
R.B. 40 pg. 29 (Compiled Plat)

Dashed line represents a mathematical tie line
N509°00'03"N on 527.93'
N523°40'38"E on 257.87'
N523°40'38"E on 257.87'

JAMES CITY COUNTY
"LANDFILL"
D.B. 325 pg. 789
D.B. 221 pg. 162
D.B. 218 pg. 832
P.B. 28 pg. 68
P.B. 49 pg. 29
P.B. 10 pg. 57



I, certify that this perimeter survey is correct to the best of my knowledge and belief subject to easements, servitudes and covenants of record.
V. Monroe Malloy
Land Surveyor

Date: November 10, 1993
Scale: 1" = 200'
Dillard & Marion P.C.
CERTIFIED LAND SURVEYORS
1275 SYCAMORE DRIVE
P.O. BOX 1825 TAPPAHANNOCK, VIRGINIA 22560
(804) 443-3085
Drawn By: D.J.R. Job No: JCP2
Checked By: Y.M.M. F.B.: In Folder
Sect. No: 29-9 Parcel 1 Disk No: D+M136M

10:09 Am.
Recorded 3 day of Feb 1994
D.B. No. 669 page 118
Wiles Stewart Clerk

RECORDED
P.B. NO. 58 PAGE 75