#060027332

GRAPHIC SCALE
300' 0' 300' 600'
SCALE: 1" = 300'

JAMES CITY COUNTY GEODETIC CONTROL MERIDIAN

2,493.0'± TO VDH MON. FND. (NOT TO SCALE)

HOLLY FORKS ROAD – STATE ROUTE #601
30' R/W

OLD STAGE ROAD – STATE ROUTE #30
100' R/W (FORMERLY S. R. #168)
(STATE HIGHWAY PROJECT – 1177-D)

NOW OR FORMERLY
HOLLIS W. & MARY V. ALDRICH
TAX MAP #(4-2)(1-7B)
INSTR. #990020816
D.B. 139, PG. 656

NOW OR FORMERLY
GEORGE P. & ELIZABETH A. WILLIAMS
TAX MAP #(4-2)(1-7)
D.B. 798, PG. 840
D.B. 139, PG. 656

LOT 2
"ROBT. B. WIATT & REBA C. WIATT" SUBDIVISION
NOW OR FORMERLY
MARTHA KANDLER SMITH
& GARY A. SMITH, TRUSTEES
TAX MAP #(4-2)(1-5)
INSTR. #980010737
INSTR. #980010736
INSTR. #980010735
D.B. 168, PG. 114
D.B 167, PG. 818

LOT 1
"ROBT. B. WIATT & REBA C. WIATT" SUBDIVISION
NOW OR FORMERLY
GEORGE KANDLER & MARTHA KANDLER SMITH
TAX MAP #(4-2)(1-4)
D.B. 749, PG. 281
D.B. 168, PG. 114
D.B 167, PG. 818

PARCEL 2
NOW OR FORMERLY
MARTHA KANDLER SMITH
& GARY A. SMITH, TRUSTEES
TAX MAP #(4-2)(1-21)
INSTR. #990026392
INSTR. #990026391
INSTR. #990026390
D.B. 557, PG. 795–797

NOW OR FORMERLY
DENNY & PAMELA J. MATHIAS
TAX MAP #(4-2)(1-6)
INSTR. #980021059
D.B. 139, PG. 783

NOW OR FORMERLY
LARRY N. & LUCY M ROBENS
TAX MAP #(4-2)(1-2)
D.B. 230, PG. 286
D.B. 198, PG. 84
D.B. 100, PG. 520

NOW OR FORMERLY
JOHN D. JOHNSON, ET ALS
TAX MAP #(4-1)(1-5)

NOW OR FORMERLY
JOHN D. JOHNSON, ET ALS
NEW KENT COUNTY
TAX MAP #47-1
D.B. 184, PG. 643

JAMES CITY COUNTY / NEW KENT COUNTY

TAX MAP PARCEL
#(4-1)(1-17)
INSTRUMENT #97000280
DEED BOOK 45, PAGE 280
WILL BOOK 13, PAGE 23
WILL BOOK 6, PAGE 73
PLAT BOOK 6, PAGE 2

TAX MAP PARCEL
#(4-1)(1-18)
DEED BOOK 73,
PAGE 327

TAX MAP PARCEL
#(4-1)(1-19)
DEED BOOK 112, PAGE 292
ST. HWY. PLAT BOOK 3, PAGE 137
(ST. HWY. PROJECT #1177-D)
DEED BOOK 30, PAGE 379

PORTION OF TAX MAP PARCEL
#(4-2)(1-8)
INSTRUMENT #97000280
WILL BOOK 13, PAGE 23
DEED BOOK 27, PAGE 140
PLAT BOOK 2, PAGE 48
DEED BOOK 23, PAGE 415

TOTAL AREA OF TAX MAP PARCEL #'S
(4-1)(1-17), (4-1)(1-18), (4-1)(1-19)
& (4-2)(1-8) = 236.92 AC.±
(AREA TO ℄ OF STREAMS)

SURVEY LINES ONLY !!!
ℙ IS ALONG ℄ OF STREAM

IPF @ EDGE OF STREAM BEGIN ℄ STREAM AS ℙ

IPF @ STREAM

IPF @ EDGE OF STREAM

BEGIN ℄ STREAM AS ℙ

ROD SET END ℄ OR STREAM AS ℙ

IPF 11.7' FROM STREAM

EXISTING POND

EXISTING OUTBUILDINGS (TYP.)

EXISTING 50' x 50' FIRE TOWER EASEMENT D.B. 28, PG. 103

EXISTING DWELLING

EXISTING FIRE TOWER & BUILDING

GRAVEL ROAD

IRF (BENT) 1.3' INSIDE R/W

AXLE FND. 1.9' OUTSIDE OF R/W

℄ DITCH

32" POPLAR FOUND 76.7'

APPROXIMATE LOCATION PARCEL LINE AS SHOWN IN PLAT BOOK 2, PAGE 48 & DEED BOOK 23, PAGE 415

FIRE TOWER ROAD
STATE ROUTE #634
30' R/W

PORTION OF TAX MAP PARCEL #(4-2)(1-8)

NOW OR FORMERLY
CYNTHIA STEVENS
TAX MAP #(4-2)(1-17)
INSTR. #030035792
D.B. 97, PG. 432

IRF 18' FROM ℄ OF STREAM

NOW OR FORMERLY
DONALD A. HAZELWOOD
TAX MAP #(4-2)(1-18)
D.B. 665, PG. 187
INSTR. #970008522
P.B. 66, PG. 69

PORTION OF TAX MAP PARCEL #(4-2)(1-8)

NOW OR FORMERLY
NEAL E. KNEMEYER,
STEVEN DANIEL & KAREN K. POTTER
TAX MAP #(4-2)(1-16)
INSTR. #030024221
P.B. 91, PG. 29

NOW OR FORMERLY
ROBERT G. SEELEY
TAX MAP #(4-2)(1-11)
INSTR. #040010124
REFERENCE: UNRECORDED PLAT PREPARED BY WALTERS LAND SURVEYING, DATED 09-17-99, ENTITLED "PLAT OF THE PROPERTY OF ROBERT G. SEELEY JODY L. SEELEY – PARCEL OF LAND CONTAINING 13.32 +/- ACRES (JOB #991179)

PARCEL "C"
"SHEPPARD ESTATES"
NOW OR FORMERLY
CHARLES A. & NANCY E. BRADSHAW SHEPPARD
TAX MAP #(4-2)(1-12C)
INSTR. #010017784
INSTR. #030025580
P.B. 91, PG. 42

PARCEL "B"
"SHEPPARD ESTATES"
NOW OR FORMERLY
WILLIAM D. & JOYCE S. MCKEEVER
TAX MAP #(4-2)(1-12B)
INSTR. #040018373
INSTR. #030025580
P.B. 91, PG. 42

PARCEL "A"
"SHEPPARD ESTATES"
NOW OR FORMERLY
DAVID W. OTEY, JR., TRUSTEE
TAX MAP #(4-2)(1-12)
INSTR. #040020616
INSTR. #030025580
P.B. 91, PG. 42

NOW OR FORMERLY
ARTHUR E. & MARILYN A. BLEVINS
TAX MAP #(4-2)(1-10)
D.B. 433, PG. 704

END STATE MAINTENANCE

FND. 20" GUM

FND. 42" POPLAR

SURVEY LINES ONLY !!!
ℙ IS ALONG ℄ OF STREAM

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	14°29'40"	383.13'	96.92'	48.72'	96.67'	N34°55'02"E
C2	36°38'49"	202.00'	129.20'	66.90'	127.01'	S38°59'49"W
C3	14°18'11"	315.00'	78.64'	39.52'	78.43'	S13°31'19"W
C4	10°51'21"	485.00'	91.89'	46.08'	91.76'	S11°47'54"W
C5	4°20'19"	4172.94'	315.99'	158.06'	315.90'	S19°23'44"W
C6	8°42'33"	815.00'	123.88'	62.06'	123.76'	S17°12'37"W
C7	27°49'53"	385.00'	187.01'	95.39'	185.18'	S26°46'18"W
C8	22°41'04"	285.00'	112.84'	57.17'	112.10'	S52°01'46"W
C9	21°42'29"	345.18'	130.78'	66.18'	130.00'	S52°31'04"W
C10	10°17'43"	685.00'	123.09'	61.71'	122.92'	S46°48'40"W
C11	12°23'59"	515.00'	111.45'	55.95'	111.24'	S45°45'32"W
C12	13°42'56"	662.67'	158.63'	79.70'	158.25'	S46°25'01"W
C13	1°39'02"	5714.58'	164.62'	82.31'	164.61'	S54°06'00"W
C14	6°03'49"	645.60'	68.32'	34.19'	68.29'	S57°57'25"W
C15	36°13'11"	241.92'	152.93'	79.12'	150.39'	S42°52'45"W
C16	11°26'58"	432.49'	86.43'	43.36'	86.28'	S30°29'38"W
C17	25°20'41"	573.56'	253.71'	128.97'	251.65'	S23°32'48"W
C18	31°40'02"	410.00'	226.61'	116.28'	223.73'	S26°43'27"W
C19	15°30'00"	357.00'	96.58'	48.59'	96.28'	S50°18'28"W
C20	16°06'27"	2854.80'	802.56'	403.95'	799.92'	N23°53'19"W
C21	27°49'53"	415.00'	201.59'	102.82'	199.61'	N26°46'18"E
C22	8°42'33"	785.00'	119.32'	59.78'	119.21'	N17°12'37"E
C23	4°20'19"	4202.94'	318.26'	159.20'	318.17'	N19°23'44"E
C24	10°51'21"	515.00'	97.58'	48.94'	97.43'	N11°47'54"E
C25	14°18'11"	285.00'	71.15'	35.76'	70.96'	N13°31'19"E
C26	36°38'49"	172.00'	110.01'	56.96'	108.15'	N38°59'49"E
C27	0°08'51"	692.67'	1.78'	0.89'	1.78'	N39°37'58"E
C28	12°23'59"	485.00'	104.96'	52.69'	104.76'	N45°45'32"E
C29	10°17'43"	715.00'	128.48'	64.41'	128.30'	N46°48'40"E
C30	5°34'58"	315.18'	30.71'	15.37'	30.70'	N44°27'18"E

NOTE:
THIS PLAT IS BASED ON A CURRENT FIELD BOUNDARY SURVEY, FOUND MARKERS AS NOTED, RECORD AND OTHER AVAILABLE INFORMATION. THERE MAY BE EASEMENTS, COVENANTS AND/OR RESTRICTIONS OTHER THAN SHOWN WHICH MAY AFFECT THESE PROPERTIES. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. INTERIOR PARCEL LINES AS SHOWN ARE APPROXIMATE AND HAVE NOT BEEN ESTABLISHED OR VERIFIED BY THIS SURVEY.

I [illegible] that the plat shereon is correct. 060027332

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 8 NOV. 2006
at 10:18 AM/PM. PB — PG —
DOCUMENT # 060027332
BETSY B. WOOLRIDGE, CLERK
Betsy B Woolridge Clerk

SOURCE OF TITLE
TAX MAP PARCEL #(4-1)(1-17)
TAX MAP PARCEL #(4-1)(1-18)
TAX MAP PARCEL #(4-1)(1-19)
TAX MAP PARCEL #(4-2)(1-8)
INSTRUMENT #970002280
(MARY COURTNEY HAZELWOOD 1/2 UNDIVIDED INTEREST)
WILL BOOK 13, PAGE 23
(CARROLL T. HAZELWOOD 1/2 UNDIVIDED INTEREST)

ADDITIONAL REFERENCES:

D.B. 27, PG. 290 (V.E.P.CO. EASEMENT)
V.E.P.CO. P.B. 6, PG. 6
D.B. 28, PG. 103 (FIRE TOWER EASEMENT)
D.B. 28, PG. 257 (C & P EASEMENT)
D.B. 61, PG. 1 (V.E.P.CO. EASEMENT)
V.E.P.CO. P.B. 1, PG. 174
D.B. 95, PG. 734
D.B. 97, PG. 430
D.B. 98, PG. 457 (V.E.P.CO. EASEMENT)
V.E.P.CO. P.B. 3, PG. 3
D.B. 100, PG. 361 (V.E.P.CO. EASEMENT)
V.E.P.CO. P.B. 3, PG. 37
D.B. 107, PG. 147 (V.E.P.CO. EASEMENT)
V.E.P.CO. P.B. 3, PG. 111
INSTRUMENT #970019101 (VA. POWER EASEMENT)

No.	DATE	REVISION / COMMENT / NOTE	REVISED BY

COMMONWEALTH OF VIRGINIA
05-03-06
RONALD W. EADS
NO. 001948
LAND SURVEYOR

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER

PLAT OF SURVEY
SHOWING VARIOUS PARCELS OF LAND
CONTAINING A TOTAL AREA OF 236.92 ACRES±
BEING THE HOWELL P. HAZELWOOD ESTATE
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Designed	Drawn
RWE	AWT
Scale	Date
1"=300'	8/3/06
Project No.	
9666-0	
Drawing No.	
1 of 1	