

SURVEY OF TWO PARCELS LOCATED IN JAMES CITY COUNTY CONTAINING A TOTAL OF 1.57 ACRES AND DESIGNATED AS JAMES CITY COUNTY PARCEL NUMBER 4710100017 BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA

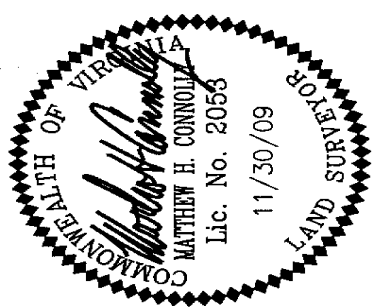
SCALE: 1"=50' DATE: 11/30/09 JOB NO: 09-206

**LandTech Resources, Inc.**  
Surveying • GPS • Engineering

205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188  
Telephone: 757-565-1677 Fax: 757-565-0782  
Web: landtechresources.com

**LEGEND**

- ☐ MAIL BOX
- MANHOLE
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ TELEPHONE PED.
- ☐ IRF = IRON ROD FOUND
- ☐ IPF = IRON PIPE FOUND
- ☐ IRS = IRON ROD SET
- ☐ NS = NAIL SET

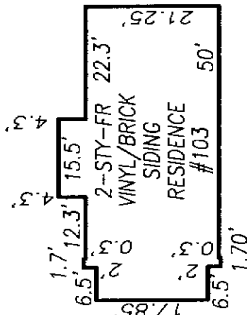


**NOTES:**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
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 COMMUNITY PANEL #51095C0120C DATED SEPTEMBER 28, 2007.
4. ASPHALT DRIVE ENCLOSES ONTO PARCEL 2 AS SHOWN.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.

**ADDRESS:**

#103 POWHATAN SPRINGS ROAD  
JAMES CITY COUNTY, VIRGINIA

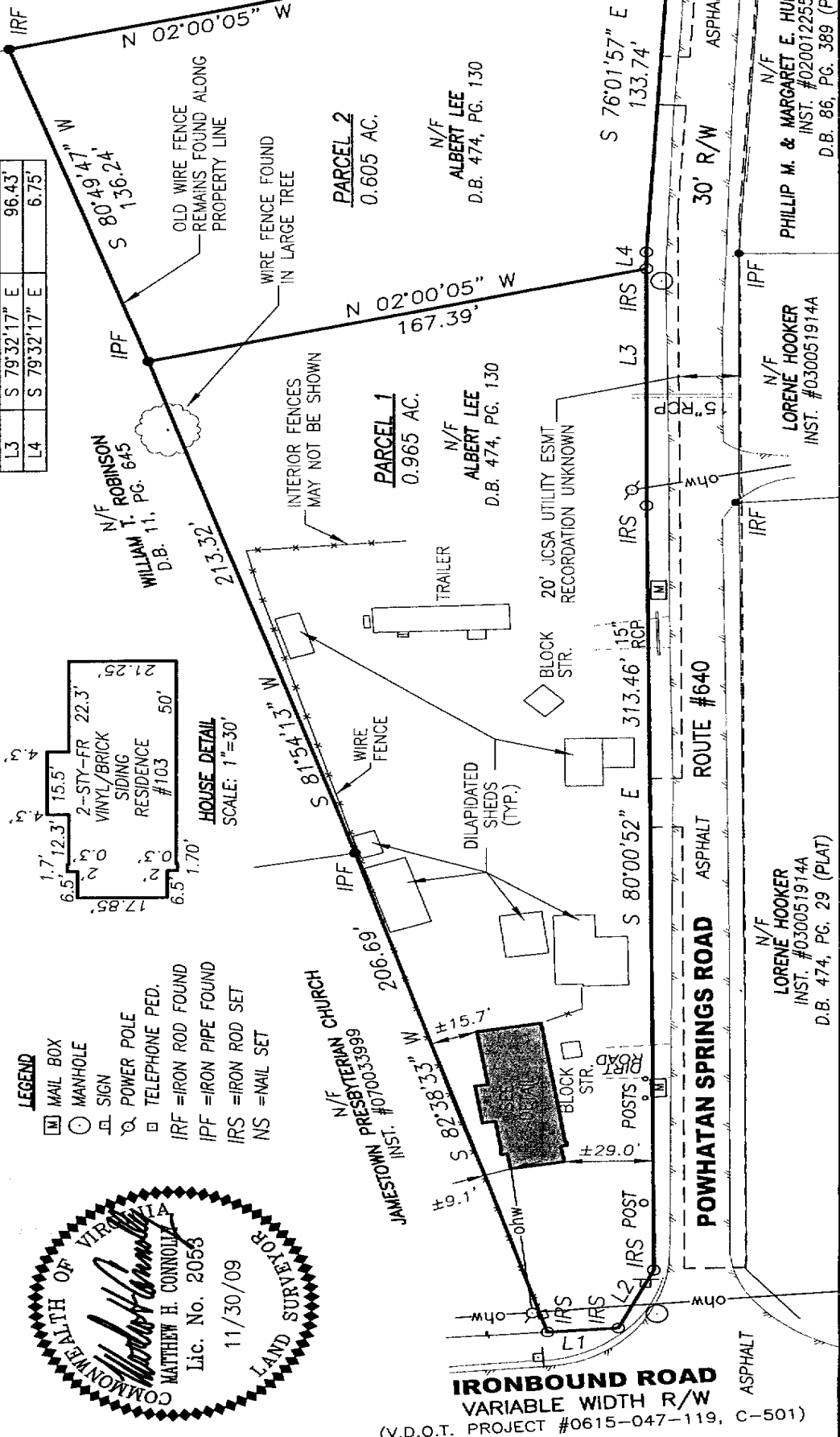


**HOUSE DETAIL**  
SCALE: 1"=30'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 06°33'08" W	23.37'
L2	S 53°26'53" E	26.34'
L3	S 79°32'17" E	96.43'
L4	S 79°32'17" E	6.75'

RECORD MERIDIAN  
INST. #070029807

N/F  
**POWHATAN SPRINGS, LLC**  
INST. #030017190 (DEED)  
INST. #070029807 (PLAT)



**IRONBOUND ROAD**  
VARIABLE WIDTH R/W  
(V.D.O.T. PROJECT #0615-047-119, C-501)

N/F  
**LORENE HOOKER**  
INST. #030051914A  
D.B. 474, PG. 29 (PLAT)

N/F  
**PHILLIP M. & MARGARET E. HULL, TRUSTEES**  
INST. #020012255  
D.B. 86, PG. 389 (PLAT)