

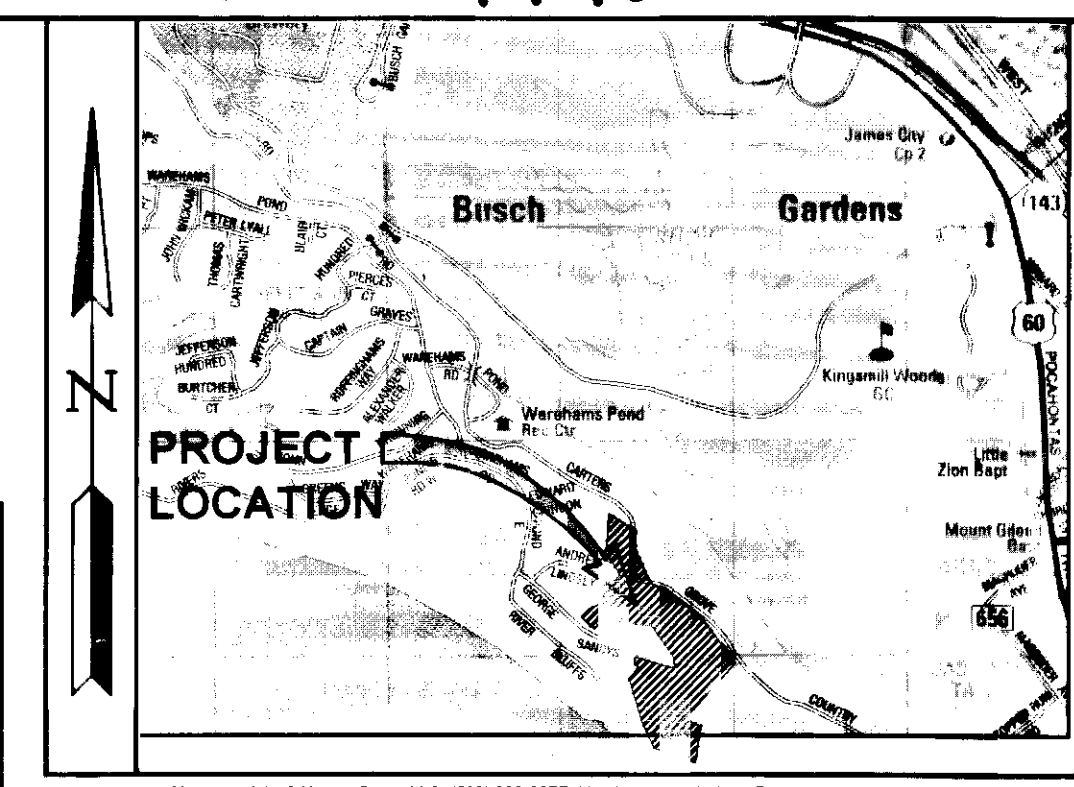
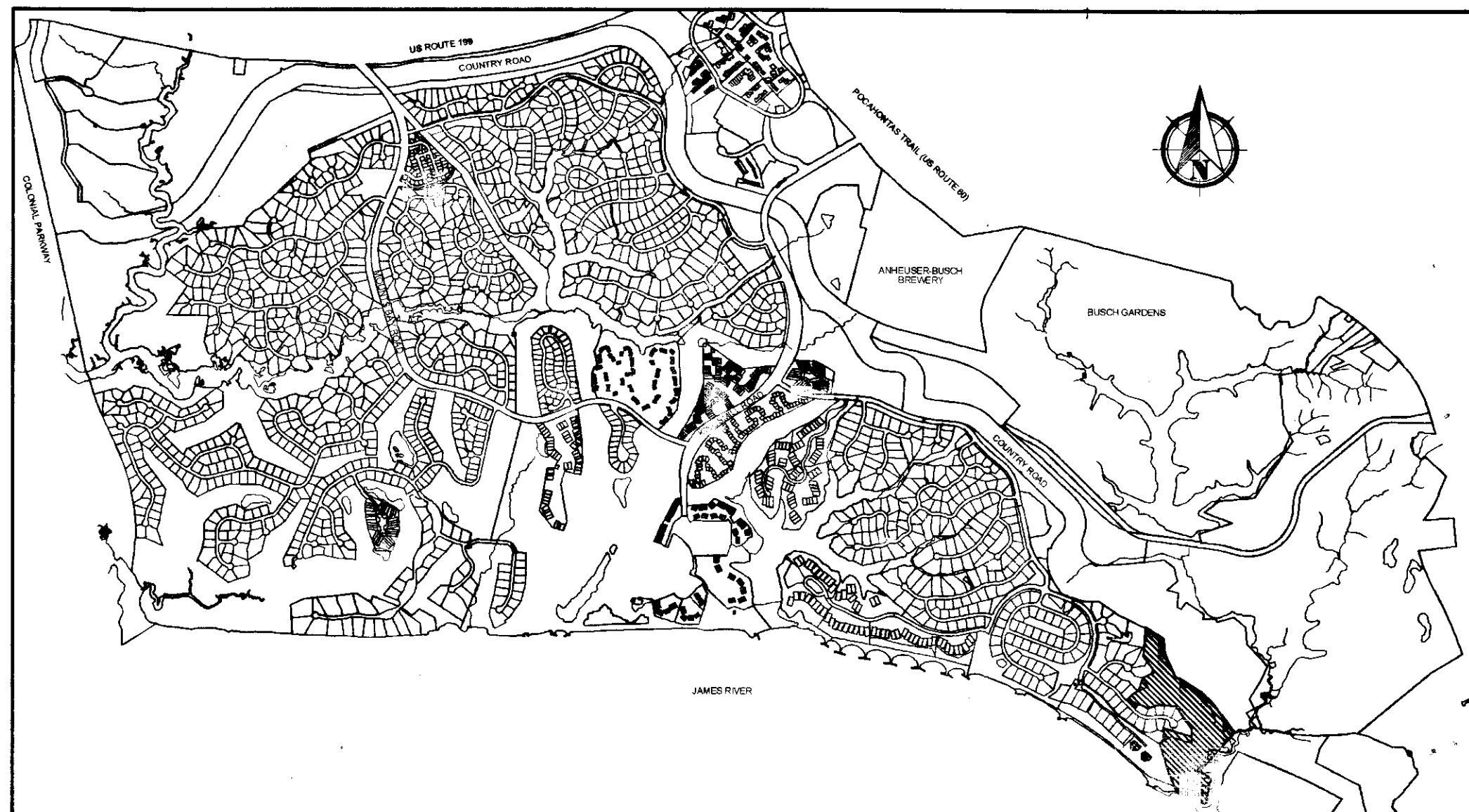
130014490

**REFERENCE**

INSTRUMENT # 100013476 - BOUNDARY PLAT, PARCEL 5-B CARTER'S GROVE COUNTRY ROAD  
P.B. 72, PG. 20 - PLAT OF SUBDIVISION, SANDY'S FORT

**AREA TABLE**

PARCEL NAME	SQ. FT.	ACRES
CAMP WALLACE MARSH PARCEL	1,461,678	33.556



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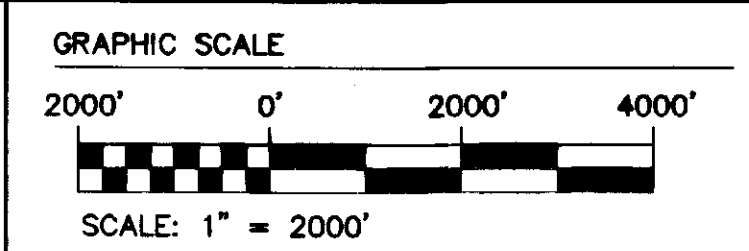
**VICINITY MAP**  
SCALE 1"=2000'

**GENERAL NOTES**

- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY. THE PROPERTY BOUNDARY AS SHOWN IS BASED ON CORNER MONUMENTS FOUND AT THE TIME OF THE SURVEY AND DEEDS AND PLATS OF RECORD.
- PROPERTY ZONED R4, RESIDENTIAL PLANNED COMMUNITY.
- PROPERTY IS A PORTION OF TAX MAP PARCEL NO. 5130100004.
- PROPERTY ADDRESS: WILLIAMSBURG, VA 23185
- HORIZONTAL DATUM: JAMES CITY COUNTY GEODETIC CONTROL NETWORK, VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD83)(1992).
- EXCEPT AS SHOWN ON THE SURVEY, NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. BY GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED IN ZONE "AE (EL. 7.5)" AND "X", OF THE FLOOD INSURANCE RATE MAP 51095C, COMMUNITY PANEL NO. 0210C WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007, AND IS IN A SPECIAL FLOOD HAZARD AREA.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON FIELD SURVEY INFORMATION OF ABOVE GROUND FEATURES AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS PLAT DOES NOT DEPICT ALL PHYSICAL IMPROVEMENTS ON THE PROPERTY. ONLY BUILDINGS AND ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN FIELD LOCATED. UNLESS OTHERWISE NOTED PHYSICAL IMPROVEMENTS SHOWN HEREON ARE TAKEN FROM JAMES CITY COUNTY GIS INFORMATION.
- RPA IMPACTS SHOWN HEREON ARE TAKEN FROM CURRENT AVAILABLE GIS INFORMATION. WETLANDS HAVE NOT BEEN DELINEATED AND HAVE NOT BEEN FIELD LOCATED. A SITE SPECIFIC WETLANDS DELINEATION WILL BE REQUIRED PRIOR TO ANY FUTURE DEVELOPMENT ACTIVITY.

**LEGEND**

○	IRON ROD FOUND
●	IRON ROD SET
□	MONUMENT FOUND
—	PROPERTY LINE
- - -	EASEMENT
- · - · -	WETLANDS
- - - - -	100' RPA BUFFER
ENC.	ENCROACHING



**SURVEYOR'S CERTIFICATE**

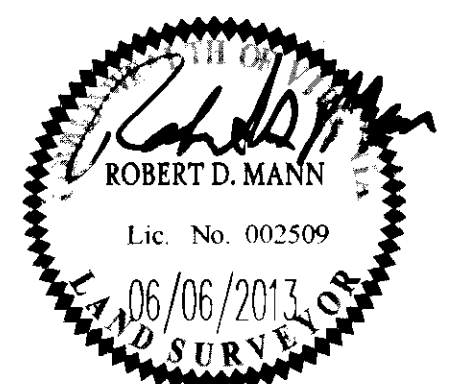
THIS IS TO CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF ROBERT D. MANN AND THAT THERE ARE NO ENCROACHMENTS, EITHER WAY, ACROSS THE LINES OTHER THAN SHOWN HEREON. THIS PLAT WAS PREPARED IN ACCORDANCE WITH STATE AND LOCAL STANDARDS. A TITLE REPORT HAS BEEN FURNISHED AND, WHERE SUFFICIENT INFORMATION EXIST, EASEMENT, SURVITUDES, COVENANTS, RESTRICTIONS, AND ENCUMBRANCES OF RECORD HAVE BEEN PLOTTED HEREON.

**DATE OF PLAT:**

*Robert D. Mann*  
6/6/2013  
 ROBERT D. MANN  
 VIRGINIA LICENSED  
 LAND SURVEYOR # 2509

4 Large/Small Plats(s) Recorded  
 hereon with SS # 130014490

Rev.	Date	Description	Revised
		City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>13 June 2013</u> at <u>11:59</u> AM/PM, PB <u>PG</u> Document # <u>130014490</u> BETSY B. WOOLRIDGE, CLERK <i>B. Claudia Hinkelholz</i> , Dep. Clerk	



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BOUNDARY SURVEY  
 CAMP WALLACE MARSH PARCEL  
 PROPERTY OF  
**BUSCH PROPERTIES, INC.**  
 ROBERTS DISTRICT    COUNTY OF JAMES CITY    VIRGINIA

Project Contacts:	RDM
Project Number:	H10047
Scale:	1"=100'
Date:	06/06/2013
Sheet Number	1