130026193

COMPILED PLAT
SHOWING THE PROPERTY OF
JOSEPH W. FERGUSON
BEING
PARCEL ID: 1130100011
PARCEL ID: 1040100004
PARCEL ID: 1130100011A

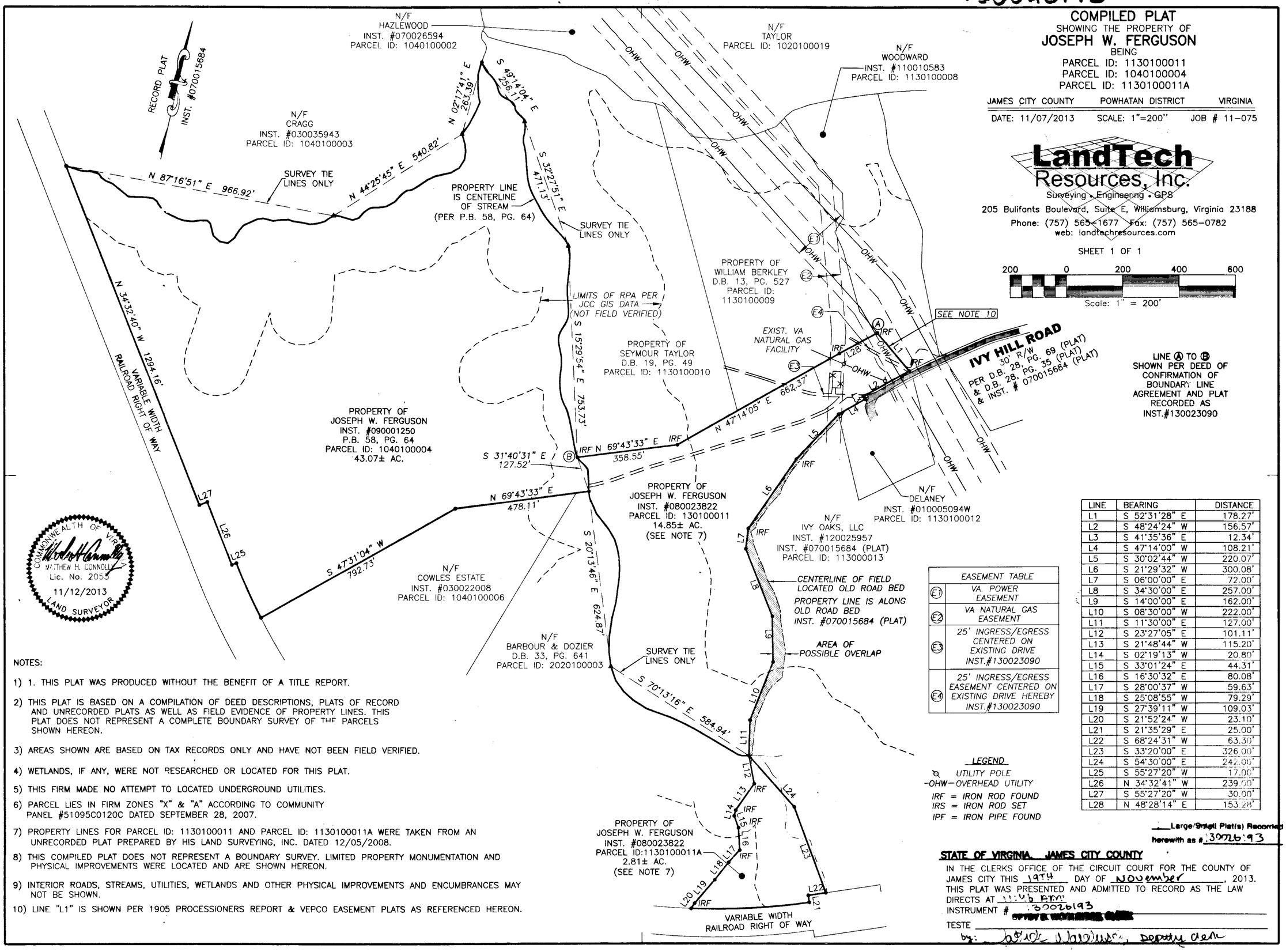
JAMES CITY COUNTY | POWHATAN DISTRICT | VIRGINIA

DATE: 11/07/2013 | SCALE: 1"=200'' | JOB # 11-075

LandTech Resources, Inc.
Surveying • Engineering • GPS
205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 1

200 0 200 400 600
Scale: 1" = 200'



EASEMENT TABLE	
E1	VA. POWER EASEMENT
E2	VA NATURAL GAS EASEMENT
E3	25' INGRESS/EGRESS CENTERED ON EXISTING DRIVE INST.#130023090
E4	25' INGRESS/EGRESS EASEMENT CENTERED ON EXISTING DRIVE HEREBY INST.#130023090

LINE	BEARING	DISTANCE
L1	S 52°31'28" E	178.27'
L2	S 48°24'24" W	156.57'
L3	S 41°35'36" E	12.34'
L4	S 47°14'00" W	108.21'
L5	S 30°02'44" W	220.07'
L6	S 21°29'32" W	300.08'
L7	S 06°00'00" E	72.00'
L8	S 34°30'00" E	257.00'
L9	S 14°00'00" E	162.00'
L10	S 08°30'00" W	222.00'
L11	S 11°30'00" E	127.00'
L12	S 23°27'05" E	101.11'
L13	S 21°48'44" W	115.20'
L14	S 02°19'13" W	20.80'
L15	S 33°01'24" E	44.31'
L16	S 16°30'32" E	80.08'
L17	S 28°00'37" W	59.63'
L18	S 25°08'55" W	79.29'
L19	S 27°39'11" W	109.03'
L20	S 21°52'24" W	23.10'
L21	S 21°35'29" E	25.00'
L22	S 68°24'31" W	63.30'
L23	S 33°20'00" E	326.00'
L24	S 54°30'00" E	242.00'
L25	S 55°27'20" W	17.00'
L26	N 34°32'41" W	239.00'
L27	S 55°27'20" W	30.00'
L28	N 48°28'14" E	153.28'

LEGEND
- UTILITY POLE
- -OHW- OVERHEAD UTILITY
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- IPF = IRON PIPE FOUND

COMMONWEALTH OF VIRGINIA
MATTHEW H. CONNOLLY
Lic. No. 2055
11/12/2013
LAND SURVEYOR

NOTES:

1) 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2) THIS PLAT IS BASED ON A COMPILATION OF DEED DESCRIPTIONS, PLATS OF RECORD AND UNRECORDED PLATS AS WELL AS FIELD EVIDENCE OF PROPERTY LINES. THIS PLAT DOES NOT REPRESENT A COMPLETE BOUNDARY SURVEY OF THE PARCELS SHOWN HEREON.
3) AREAS SHOWN ARE BASED ON TAX RECORDS ONLY AND HAVE NOT BEEN FIELD VERIFIED.
4) WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
5) THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
6) PARCEL LIES IN FIRM ZONES "X" & "A" ACCORDING TO COMMUNITY PANEL #51095C0120C DATED SEPTEMBER 28, 2007.
7) PROPERTY LINES FOR PARCEL ID: 1130100011 AND PARCEL ID: 1130100011A WERE TAKEN FROM AN UNRECORDED PLAT PREPARED BY HIS LAND SURVEYING, INC. DATED 12/05/2008.
8) THIS COMPILED PLAT DOES NOT REPRESENT A BOUNDARY SURVEY. LIMITED PROPERTY MONUMENTATION AND PHYSICAL IMPROVEMENTS WERE LOCATED AND ARE SHOWN HEREON.
9) INTERIOR ROADS, STREAMS, UTILITIES, WETLANDS AND OTHER PHYSICAL IMPROVEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN.
10) LINE "L1" IS SHOWN PER 1905 PROCESSIONERS REPORT & VEPCO EASEMENT PLATS AS REFERENCED HEREON.

Large/Small Plat(s) Recorded herewith as # 130026193

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 19TH DAY OF NOVEMBER, 2013. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:45 AM. INSTRUMENT # 130026193

TESTE [redacted] CLERK

by: [redacted], Deputy Clerk