

NOTES

1. EASEMENTS SHOWN HEREON ARE TAKEN FROM TITLE REPORT BY BRIDGE TRUST TITLE GROUP, FORMERLY PIONEER TITLE, AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. 091046019

2. THIS PLAT IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS FIRM ON AUGUST 21, 2014, AND FROM DEEDS AND PLATS OF RECORD.

3. THIS PROPERTY FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY VIRGINIA, MAP NUMBER 51095C0110C. EFFECTIVE DATE: SEPTEMBER 28, 2007.

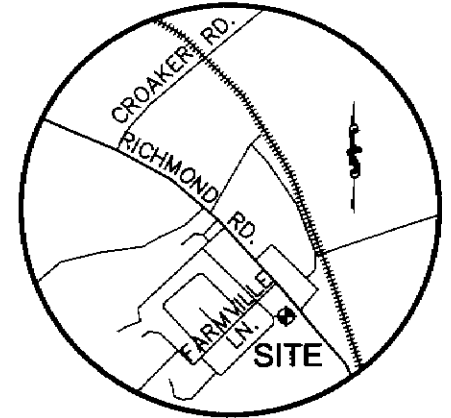
4. OWNER: ELLY G. & ALBERT JO TAN, TRUSTEE

5. REFERENCE: INSTRUMENT 080013837 P.B. 89, PG. 69

6. PROPERTY AREA  
 PARCEL 1 = 16,950 S.F./0.3891 ACRES  
 PARCEL 2 = 42,660 S.F./0.9793 ACRES  
 TOTAL AREA = 59,610 S.F./1.3684 ACRES

N/F JAMES CITY SERVICE AUTHORITY

REFERENCE NORTH  
 P.B. 89, PG. 69

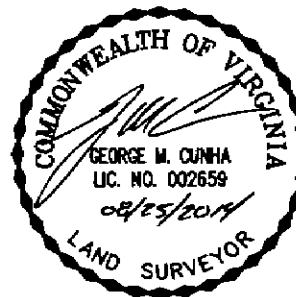


VICINITY MAP  
 SCALE: 1"=2000'

LEGEND

- IPF ○ IRON PIPE FOUND
- IRS ● IRON ROD SET
- ⊕ POWER POLE
- COMM. PEDESTAL
- ▣ TELEPHONE PEDESTAL
- ⊕ FIRE HYDRANT
- CHAIN LINK FENCE
- ⊕ WIRE FENCE

**BOUNDARY SURVEY**  
 FOR  
**PARCELS 1 & 2**  
 GEORGE V. HITCHENS PROPERTIES  
 STONEHOUSE DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 PROJ. 14-062  
 DATE: 8/25/2014 SCALE: 1"=50'



150 STRAWBERRY PLAINS ROAD, SUITE D  
 WILLIAMSBURG, VIRGINIA 23188  
 (757) 345-2866 - (757) 345-2877 (FAX)