

150002598

**BOUNDARY SURVEY OF**

**8828 HICKS ISLAND ROAD  
BEING PARCEL ID 0920100032  
& PART OF  
PARCEL ID 0920100026**

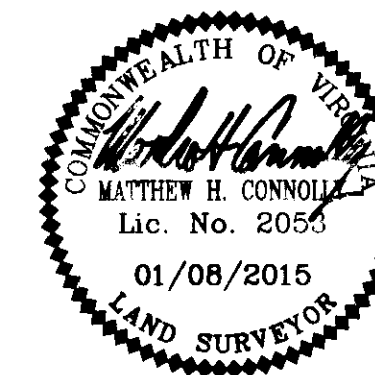
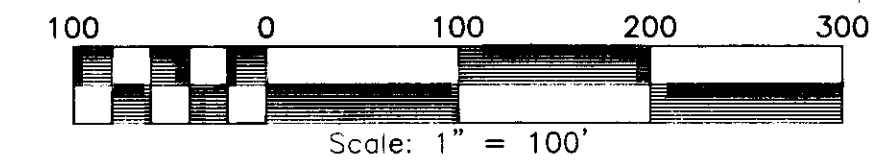
JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA

DATE: 01/08/2015 SCALE: 1"=100" JOB # 14-205



3925 Midlands Road Williamsburg, VA 23188  
Ph: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

SHEET 1 OF 1



**LEGEND**

APPROXIMATE LIMITS OF RESOURCE PROTECTION AREA (RPA) PER JCC GIS MAPPING

FIELD LOCATED APPROXIMATE HIGH WATER MARK

MARSH/SWAMP

WELL  
IRS = IRON ROD SET

**REFERENCES:**

D.B. 323, PG. 23  
D.B. 350, PG. 682

**PROPERTY LINE CURVE DATA**

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	540.97'	192.44'	191.43'	N 73°17'23" E	20°22'55"
C2	1424.20'	173.22'	173.12'	N 78°45'21" E	6°58'08"

**PROPERTY LINE FOLLOWS CENTER OF GUT**

LINE	BEARING	DISTANCE
L1	S 17°40'27" W	162.34'
L2	S 38°50'21" W	88.11'
L3	S 62°17'49" E	92.15'
L4	S 51°47'05" E	58.08'
L5	S 33°42'26" E	34.89'
L6	S 03°34'42" E	22.15'
L7	S 61°34'22" W	113.22'
L8	S 52°52'38" W	89.69'

**PROPERTY LINE FOLLOWS CENTER OF SWAMP**

LINE	BEARING	DISTANCE
L17	N 54°44'22" W	74.92'
L18	N 76°22'53" W	48.54'
L19	N 68°43'36" W	101.15'
L20	N 31°32'18" W	78.76'
L21	N 14°13'10" W	99.07'
L22	N 41°26'33" E	93.95'
L23	N 54°45'10" E	61.03'
L24	N 16°29'17" E	98.57'
L25	N 14°31'34" W	126.50'

**PROPERTY LINE FOLLOWS HIGH WATER MARK**

LINE	BEARING	DISTANCE
L9	S 30°32'13" W	100.00'
L10	S 77°21'52" W	61.85'
L11	N 59°08'09" W	95.92'
L12	N 84°01'38" W	98.65'
L13	N 78°26'18" W	89.89'
L14	N 84°21'50" W	80.55'
L15	N 62°57'21" W	105.18'
L16	S 55°32'38" W	52.26'

LINE	BEARING	DISTANCE
L26	N 02°09'45" W	43.84'
L27	N 02°09'45" W	16.67'
L28	S 15°10'04" E	15.47'

**NOTES:**

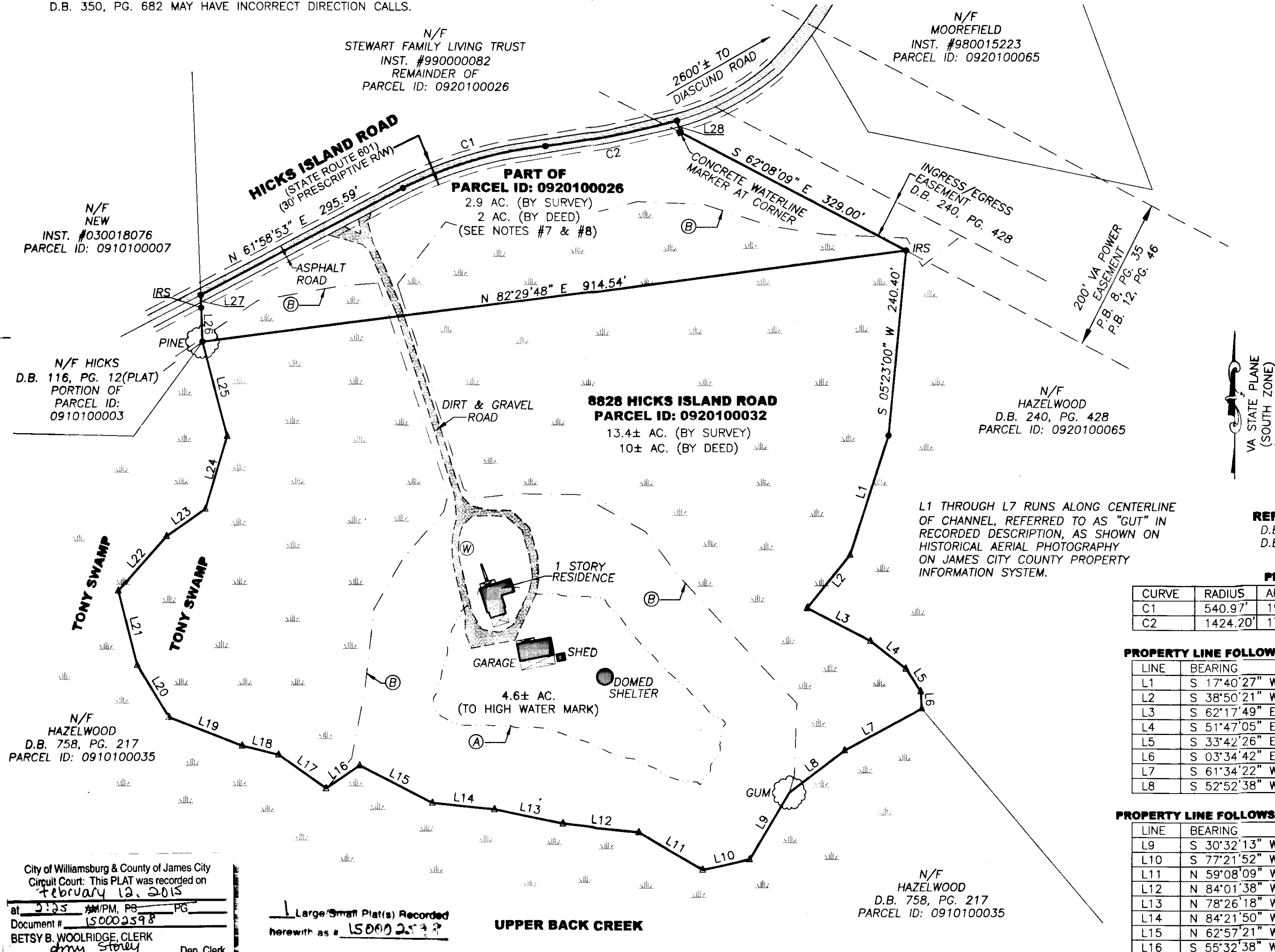
- THIS PLAT WAS PRODUCED WITH THE BENEFIT OF TITLE RESEARCH SUPPLIED BY LYTLE TITLE.
- THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
- LOT LIES IN F.I.R.M. ZONE "AE" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0020C, DATED SEPTEMBER 28, 2007.
- WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
- UNDERGROUND UTILITIES WERE NOT LOCATED.
- THIS LAND BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY COMPLETED 01/07/2015.
- SURVEYOR WAS MADE AWARE, BY THIRD PARTY, THAT THE CURRENT OWNER OF PARCEL ID: 0920100032 STATED THAT THE 2 ACRE PARCEL, AS DESCRIBED IN D.B. 242, PG. 28 & D.B. 350, PG. 682, LIES BETWEEN PARCEL ID: 0920100032, AND THE STATE ROAD. HOWEVER, JAMES CITY COUNTY PROPERTY INFORMATION SYSTEM SHOWS THIS PARCEL AS PART OF THE PROPERTY OF "STEWART FAMILY LIVING TRUST" BEING PARCEL ID: 0920100026.
- SURVEYOR IS OF THE OPINION THAT PROPERTY SHOWN HEREON AS "PART OF PARCEL ID: 0920100026, 2.9 AC. (BY SURVEY), 2 AC. (BY DEED)" MAY BE THE SAME PROPERTY AS DESCRIBED IN DEEDS RECORDED IN D.B. 242, PG. 28 & D.B. 350, PG. 682 (BASED ON MONUMENTS FOUND AND BASED ON DISTANCE CALLS IN THE RECORD DESCRIPTION). SURVEYOR IS ALSO OF THE OPINION THAT RECORDED DESCRIPTION OF 2 ACRE PARCEL IN D.B. 242, PG. 28 & D.B. 350, PG. 682 MAY HAVE INCORRECT DIRECTION CALLS.

**CURRENT OWNER:**

JESSE W. & ETHEL H. BERGER  
D.B. 323, PG. 22  
D.B. 350, PG. 682

**ADDRESS:**

8828 HICKS ISLAND ROAD  
LANEXA, VA 23089



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
February 12, 2015  
at 9:25 AM, PG. \_\_\_\_\_  
Document # 150002598  
BETSY B. WOOLRIDGE, CLERK  
Dep. Clerk

Large Small Plat(s) Recorded  
herewith as # 150002598

**UPPER BACK CREEK**

N/F HAZELWOOD  
D.B. 758, PG. 217  
PARCEL ID: 0910100035