

150002598

BOUNDARY SURVEY OF

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

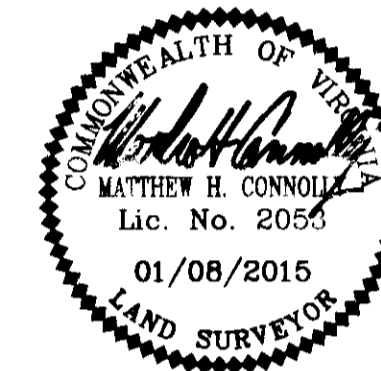
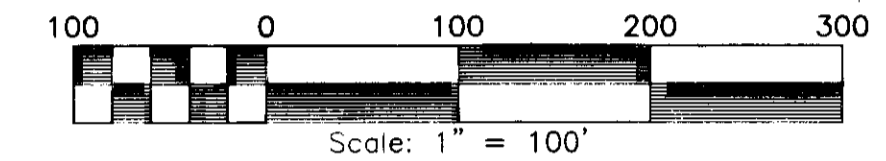
JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA

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

NOTES:

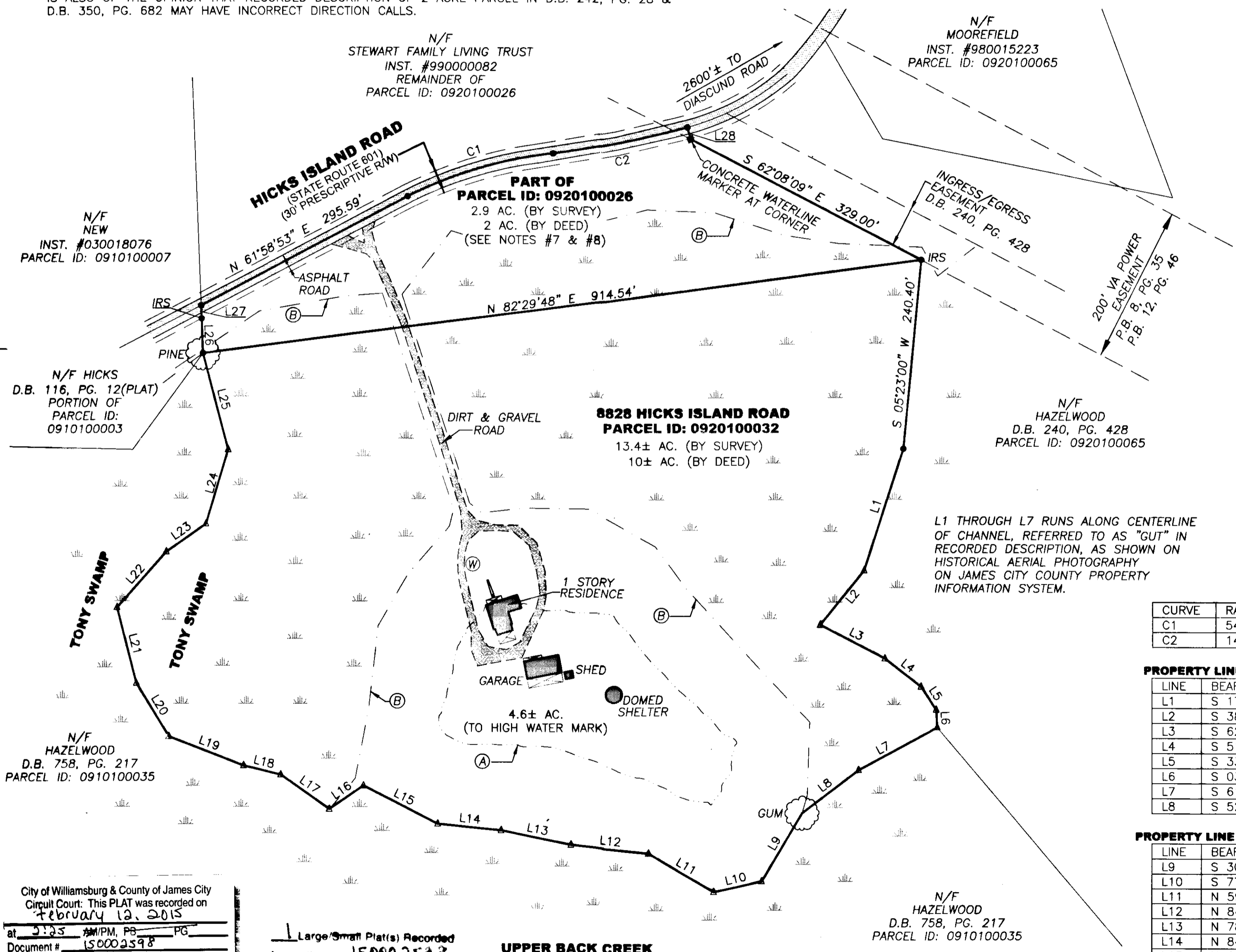
- 1. THIS PLAT WAS PRODUCED WITH THE BENEFIT OF TITLE RESEARCH SUPPLIED BY LYTLE TITLE.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOT LIES IN F.I.R.M. ZONE "AE" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0020C, DATED SEPTEMBER 28, 2007.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. THIS LAND BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY COMPLETED 01/07/2015.
7. 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.
8. 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



REFERENCES:

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

PROPERTY LINE CURVE DATA

Table with 6 columns: CURVE, RADIUS, ARC, CHORD, CHORD BEARING, DELTA. Contains data for curves C1 and C2.

PROPERTY LINE FOLLOWS CENTER OF GUT

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L8.

PROPERTY LINE FOLLOWS CENTER OF SWAMP

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L17 through L25.

PROPERTY LINE FOLLOWS HIGH WATER MARK

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L9 through L16.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L26 through L28.

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