



NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS AFFECTING THE SURVEYED PROPERTY.
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 "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0065C, DATED SEPTEMBER 28, 2007.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. PROPERTY LINES SHOWN HEREON ARE BASED ON DESCRIPTION IN WILL, AND MONUMENTS FOUND.
7. BASED ON CURRENT JAMES CITY COUNTY SUBDIVISION ORDINANCE; THIS PARCEL MAY BE AN ILLEGAL SUBDIVISION OF LAND.
8. LOCATION OF PROPERTY LINES ARE CURRENTLY IN DISPUTE AND UNDER LITIGATION. SETTING OF FINAL PROPERTY CORNERS IS ON HOLD PENDING OUTCOME OF LITIGATION.
9. THIS PLAT IS BASED ON SURVEY FIELD WORK COMPLETED 02/03/2015.

RECORD MERIDIAN  
  
 INST. #080021022

N/F  
 ARLENE CHANDLER  
 WOODFIN  
 TAX MAP #1540100009

N/F  
 CAROLYN H. STOUT  
 TAX MAP  
 #1540100010C  
 INSTRUMENT  
 #080021022(PLAT)

N 15°20'19" E 208.70'

67,827 S.F.  
 1.557 AC.

N 74°39'41" W 325.00'

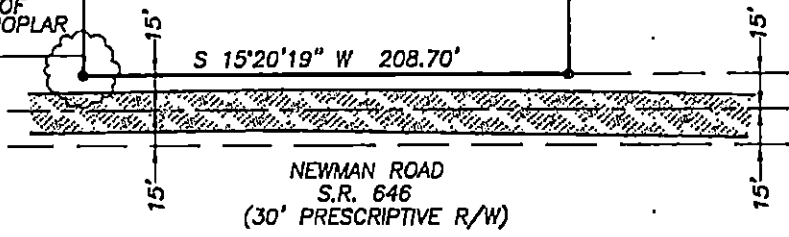
S 74°39'41" E 325.00'

N/F  
 KENNETH CHANDLER  
 REMAINING  
 PORTION OF  
 TAX MAP  
 #1540100008

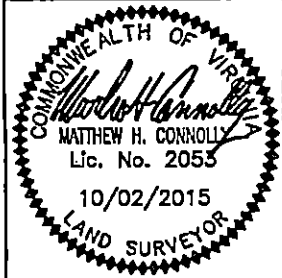
PER JAMES CITY COUNTY  
 PROPERTY INFORMATION  
 WEB SITE THIS PROPERTY  
 IS A PORTION OF:  
 MAP#1540100008  
 7751 NEWMAN ROAD

IPF © BASE OF  
 40" TRIPLE POPLAR

S 15°20'19" W 208.70'



NEWMAN ROAD  
 S.R. 646  
 (30' PRESCRIPTIVE R/W)



REFERENCES:  
 WILL FILE 8345  
 INST. #14008345L

SURVEY OF A PORTION OF  
**TAX MAP #1540100008**

JAMES CITY COUNTY

VIRGINIA

DATE: 10/02/15  
 SCALE: 1"=60'  
 JOB# 14-500  
 CAD File  
 14-500.dwg

**LandTech Resources, Inc.**  
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