

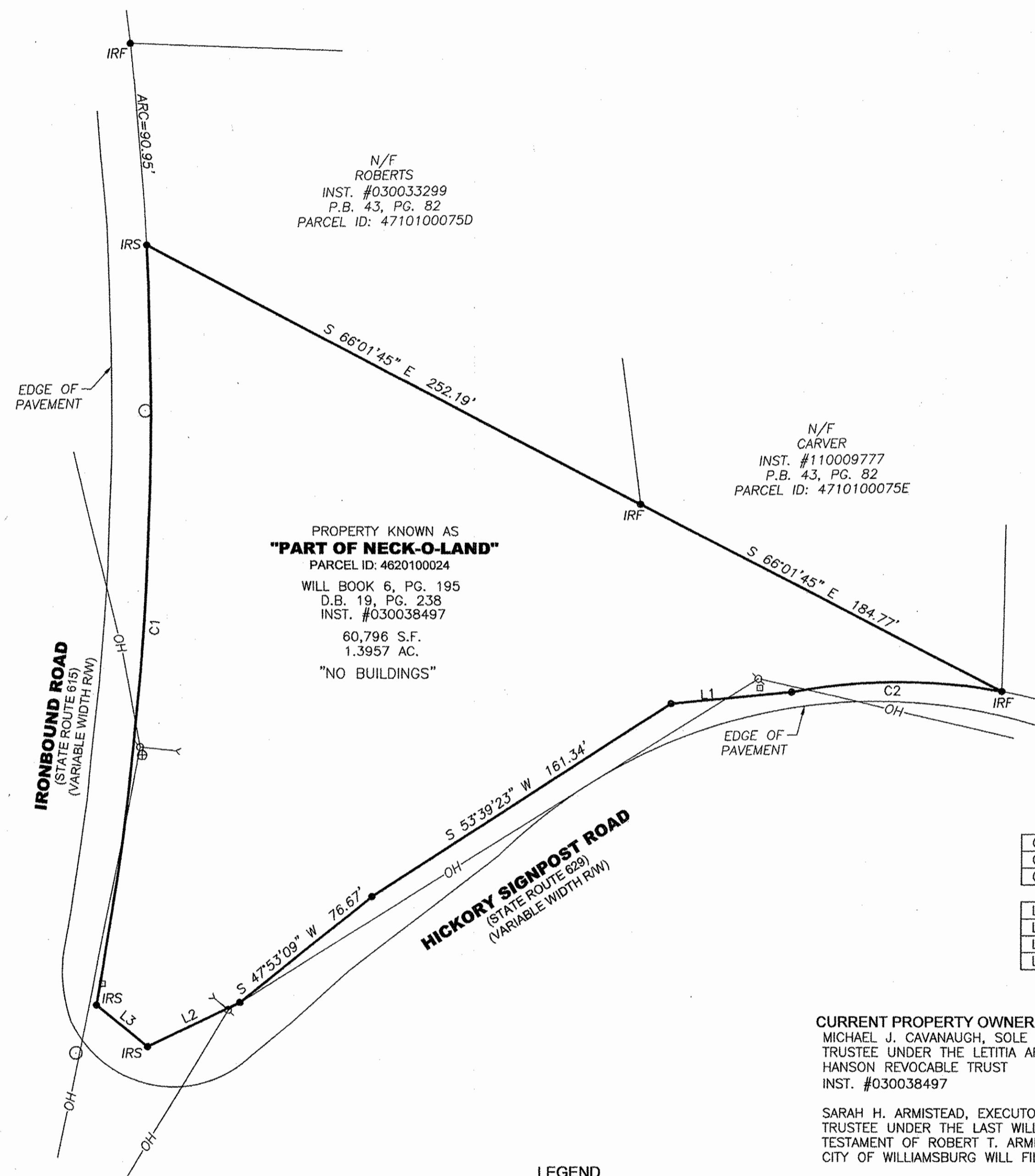
170010573

BOUNDARY SURVEY OF
"PART OF NECK-O-LAND"
PARCEL ID: 4620100024

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 06/17/2014 SCALE: 1"=40' JOB # 14-152

LandTech
Resources, Inc.
Surveying • Engineering • GPS
3925 Midlands Road, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

RECORD PLAT
P.B. 43, PG. 82



N/F
ROBERTS
INST. #030033299
P.B. 43, PG. 82
PARCEL ID: 4710100075D

N/F
CARVER
INST. #110009777
P.B. 43, PG. 82
PARCEL ID: 4710100075E

PROPERTY KNOWN AS
"PART OF NECK-O-LAND"
PARCEL ID: 4620100024
WILL BOOK 6, PG. 195
D.B. 19, PG. 238
INST. #030038497
60,796 S.F.
1.3957 AC.
"NO BUILDINGS"

N/F
ZUZMA
INST. #110014156
PARCEL ID: 4710100076

Large/Small Plat(s) Recorded
herewith as # 170010573

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
5-23-2017
at 9:02 AM/PM, PG. 1
Document # 170010573
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	1462.39'	345.25'	344.45'	N 00°13'35" E	13°31'37"
C2	254.01'	95.66'	95.09'	S 86°18'05" W	21°34'37"

LINE	BEARING	DISTANCE
L1	S 81°02'57" W	54.80'
L2	S 60°53'10" W	46.28'
L3	N 54°37'10" W	29.85'

CURRENT PROPERTY OWNERS:
MICHAEL J. CAVANAUGH, SOLE SURVIVING
TRUSTEE UNDER THE LETITIA ARMISTEAD
HANSON REVOCABLE TRUST
INST. #030038497

SARAH H. ARMISTEAD, EXECUTOR AND
TRUSTEE UNDER THE LAST WILL AND
TESTAMENT OF ROBERT T. ARMISTEAD
CITY OF WILLIAMSBURG WILL FILE NO. 4676

PROPERTY INFORMATION:
1821 JAMESTOWN ROAD
JAMES CITY COUNTY, VA

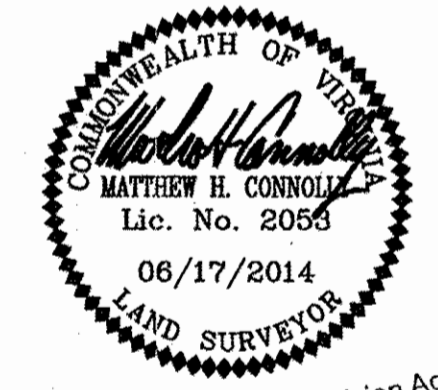
PART OF JAMES CITY COUNTY
PARCEL ID: 4620100024

REFERENCES:
P.B. 43, PG. 82
S.H.P.B. 5, PG. 73

LEGEND

- ⊕ CABLE PEDESTAL
- TELEPHONE PEDESTAL
- ⊕ UTILITY POLE & GUY WIRE
- OH- OVERHEAD UTILITY
- SANITARY SEWER MANHOLE
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET

- NOTES:**
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL ENCUMBRANCES ON THE PROPERTY.
 - 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 "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0185C, 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 06/12/2014.



JCC Subdivision Agent
Approval Not Required
6/17/2014

