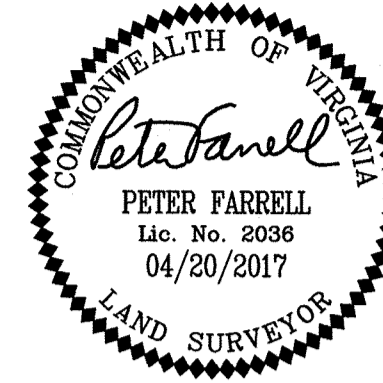


170014648

BOUNDARY SURVEY OF THE PROPERTY OF
GERALD H. MEPHAM & ANNE M. MEPHAM
 BEING PARCEL ID #4730100042

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

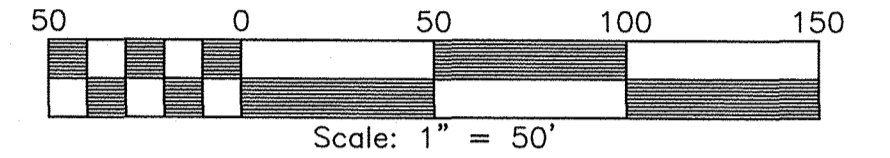
DATE: 04/20/2017 SCALE: 1"=50' JOB # 17-068



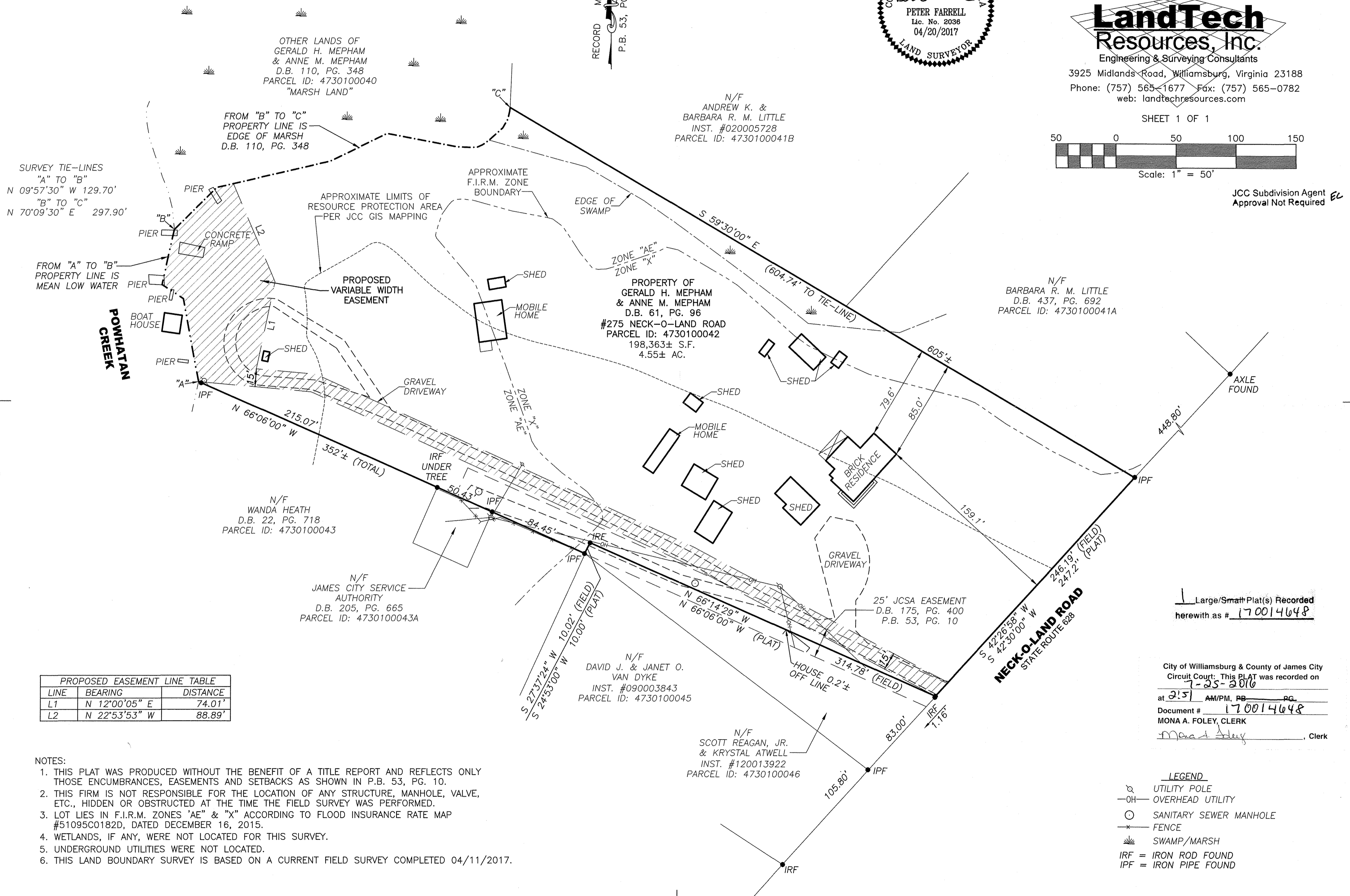
LandTech
 Resources, Inc.

Engineering & Surveying Consultants
 3925 Midlands Road, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 1 OF 1



JCC Subdivision Agent
 Approval Not Required *EL*



SURVEY TIE-LINES
 "A" TO "B"
 N 09°57'30" W 129.70'
 "B" TO "C"
 N 70°09'30" E 297.90'

OTHER LANDS OF
 GERALD H. MEPHAM
 & ANNE M. MEPHAM
 D.B. 110, PG. 348
 PARCEL ID: 4730100040
 "MARSH LAND"

FROM "B" TO "C"
 PROPERTY LINE IS
 EDGE OF MARSH
 D.B. 110, PG. 348

N/F
 ANDREW K. &
 BARBARA R. M. LITTLE
 INST. #020005728
 PARCEL ID: 4730100041B

N/F
 BARBARA R. M. LITTLE
 D.B. 437, PG. 692
 PARCEL ID: 4730100041A

PROPERTY OF
 GERALD H. MEPHAM
 & ANNE M. MEPHAM
 D.B. 61, PG. 96
 #275 NECK-O-LAND ROAD
 PARCEL ID: 4730100042
 198,363± S.F.
 4.55± AC.

N/F
 WANDA HEATH
 D.B. 22, PG. 718
 PARCEL ID: 4730100043

N/F
 JAMES CITY SERVICE
 AUTHORITY
 D.B. 205, PG. 665
 PARCEL ID: 4730100043A

N/F
 DAVID J. & JANET O.
 VAN DYKE
 INST. #090003843
 PARCEL ID: 4730100045

N/F
 SCOTT REAGAN, JR.
 & KRYSTAL ATWELL
 INST. #120013922
 PARCEL ID: 4730100046

LINE	BEARING	DISTANCE
L1	N 12°00'05" E	74.01'
L2	N 22°53'53" W	88.89'

- NOTES:
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 53, PG. 10.
 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. ZONES 'AE' & 'X' ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0182D, DATED DECEMBER 16, 2015.
 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 04/11/2017.

Large/Small Plat(s) Recorded
 herewith as # 170014648

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 7-25-2016
 at 2:51 AM/PM, PG. _____
 Document # 170014648
 MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

- LEGEND
- ⊕ UTILITY POLE
 - OH- OVERHEAD UTILITY
 - SANITARY SEWER MANHOLE
 - x- FENCE
 - ☼ SWAMP/MARSH
 - IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND