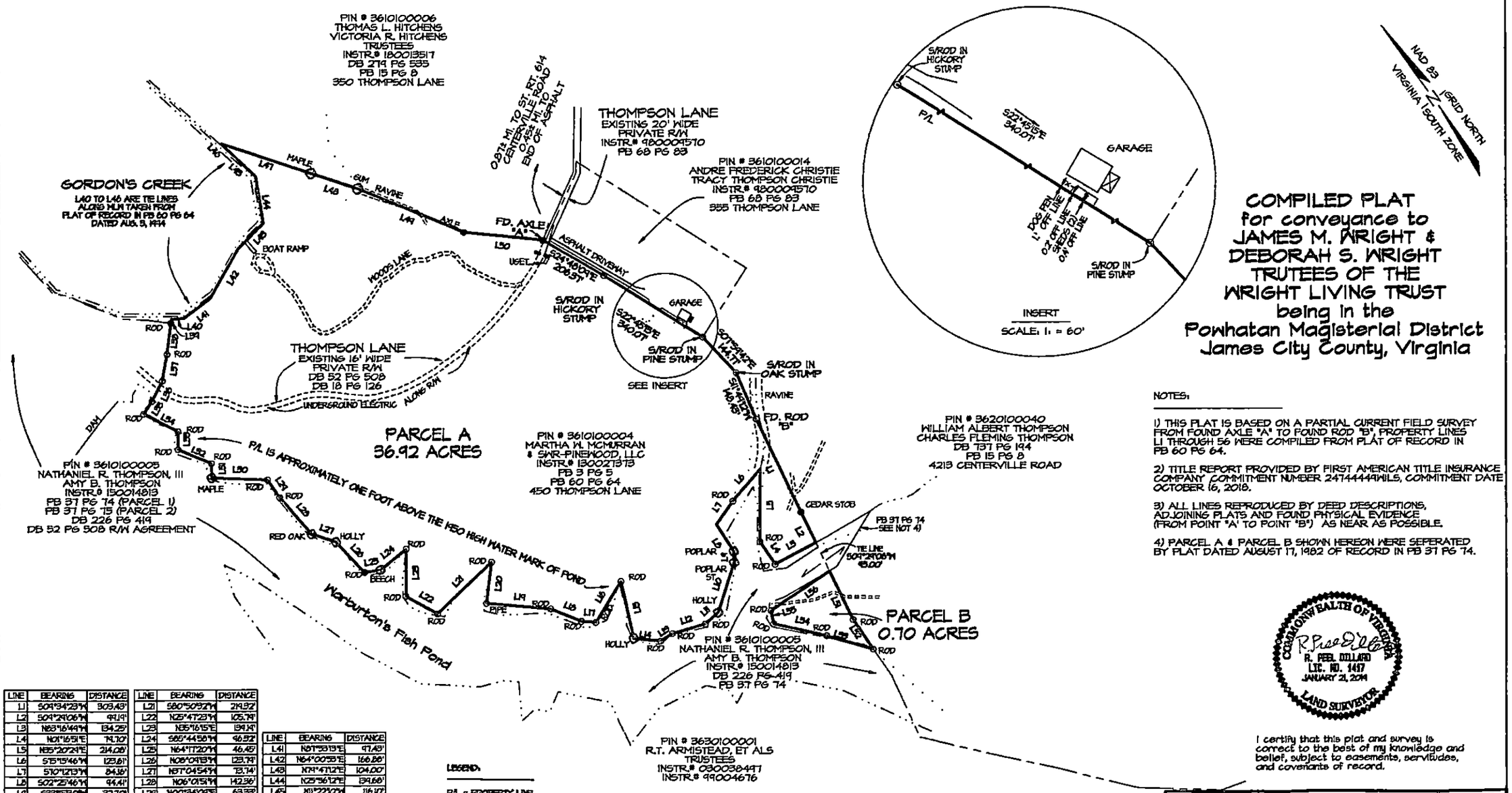

COMPILED PLAT
for conveyance to JAMES M. WRIGHT & DEBORAH S. WRIGHT TRUTEES OF THE WRIGHT LIVING TRUST being in the Powhatan Magisterial District James City County, Virginia

NOTES:

1) THIS PLAT IS BASED ON A PARTIAL CURRENT FIELD SURVEY FROM FOUND AXLE "A" TO FOUND ROD "B", PROPERTY LINES L1 THROUGH 56 WERE COMPILED FROM PLAT OF RECORD IN PB 60 PG 64.

2) TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 2414444WILS, COMMITMENT DATE OCTOBER 16, 2018.

3) ALL LINES REPRODUCED BY DEED DESCRIPTIONS, ADJOINING PLATS AND FOUND PHYSICAL EVIDENCE (FROM POINT "A' TO POINT "B") AS NEAR AS POSSIBLE.

4) PARCEL A & PARCEL B SHOWN HEREON WERE SEPERATED BY PLAT DATED AUGUST 17, 1982 OF RECORD IN PB 37 PG 74.

COMMONWEALTH OF VIRGINIA
R. PEEL DILLARD
LIC. NO. 1417
JANUARY 21, 2019
LAND SURVEYOR

I certify that this plat and survey is correct to the best of my knowledge and belief, subject to easements, servitudes, and covenants of record.

LINE	BEARING	DISTANCE
L1	S01°34'23"W	309.43'
L2	S01°29'06"W	91.19'
L3	N83°16'44"W	134.25'
L4	N01°16'51"E	74.10'
L5	N85°20'24"E	214.08'
L6	S15°15'46"W	123.61'
L7	S10°12'13"W	84.16'
L8	S02°25'46"W	94.41'
L9	S89°15'30"W	32.70'
L10	S52°39'27"W	159.84'
L11	S62°44'32"W	51.02'
L12	N11°40'58"W	100.21'
L13	N31°45'01"W	40.29'
L14	N48°51'30"W	74.01'
L15	N22°30'40"E	172.09'
L16	S66°06'14"W	141.72'
L17	N50°25'28"W	42.44'
L18	N83°27'39"W	96.50'
L19	N50°08'36"W	187.84'
L20	N41°56'14"E	122.80'

LINE	BEARING	DISTANCE
L21	S80°50'52"W	214.52'
L22	N25°47'23"W	105.78'
L23	N35°16'15"E	194.14'
L24	S65°44'56"W	46.52'
L25	N64°17'20"W	46.45'
L26	N08°09'39"W	123.74'
L27	N37°04'54"W	73.74'
L28	N06°01'54"W	142.36'
L29	N00°34'09"E	63.33'
L30	N53°57'11"W	162.08'
L31	N83°27'54"E	42.69'
L32	N32°20'48"W	105.86'
L33	N35°14'09"E	53.12'
L34	N28°03'04"W	112.82'
L35	N61°36'54"E	44.74'
L36	N61°54'33"E	66.93'
L37	N44°41'36"E	80.15'
L38	N41°55'46"E	92.76'
L39	N41°58'46"E	12.00'
L40	S56°25'53"E	96.68'

LINE	BEARING	DISTANCE
L41	N81°53'13"E	97.43'
L42	N64°00'58"E	166.86'
L43	N71°47'12"E	104.00'
L44	N25°56'12"E	134.66'
L45	N11°22'07"W	116.10'
L46	N09°24'43"W	22.50'
L47	S56°34'43"E	215.00'
L48	S56°34'43"E	144.24'
L49	S52°34'43"E	339.64'
L50	S44°09'15"E	231.86'
L51	S04°24'06"W	136.63'
L52	S00°54'07"W	104.72'
L53	N38°53'05"W	141.14'
L54	N42°12'23"W	156.40'
L55	N23°56'07"E	40.11'
L56	S64°15'43"E	206.70'

LEGEND:
P/L = PROPERTY LINE
C/L = CENTER LINE
R/W = RIGHT OF WAY
TM = TAX MAP
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
RT. = ROUTE
FD. = FOUND
PIN = T-BAR PIN
S/ROD = SET ROD
F&A = FORE & AFT (LINE TREE)
S/L = TREE MARKED SIDE LINE
USET = UNDERGROUND ELECTRIC TRANSFORMER

GRAPHIC SCALE 1"=200'
0 200 400 600

D & M Surveyors, P.C.
221 Queen Street, P.O. Box 1828
Tappahannock, Va. 22560
Office: 804-443-3080 Fax.: 804-443-4550
Email: dmsurveyors@verizon.net

PARCEL ID
PIN # 3610100004
Revised: 01-21-19 INSERT

Date: OCTOBER 31, 2018
Scale: 1" = 200'
Drawn By: YMH
Checked By: RPD
Disk No. M10
Job No. JCP-4-1