

**NOTES:**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS AS REFERENCED HEREON.
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 #51095C0019D, 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 05/10/2021.
7. PIER AND DOCK ADJACENT TO SOUTHWEST CORNER OF PROPERTY NOT LOCATED AS PART OF THIS SURVEY.

**CURRENT OWNER:**  
 RICHARD B. PRINCE, III  
 INST. #190004415  
 7619 CYPRESS DRIVE  
 PIN: 191010006  
 7621 CYPRESS DRIVE  
 PIN: 191010005  
 7623 CYPRESS DRIVE  
 PIN: 191010004  
 7627 CYPRESS DRIVE  
 PIN: 191010003

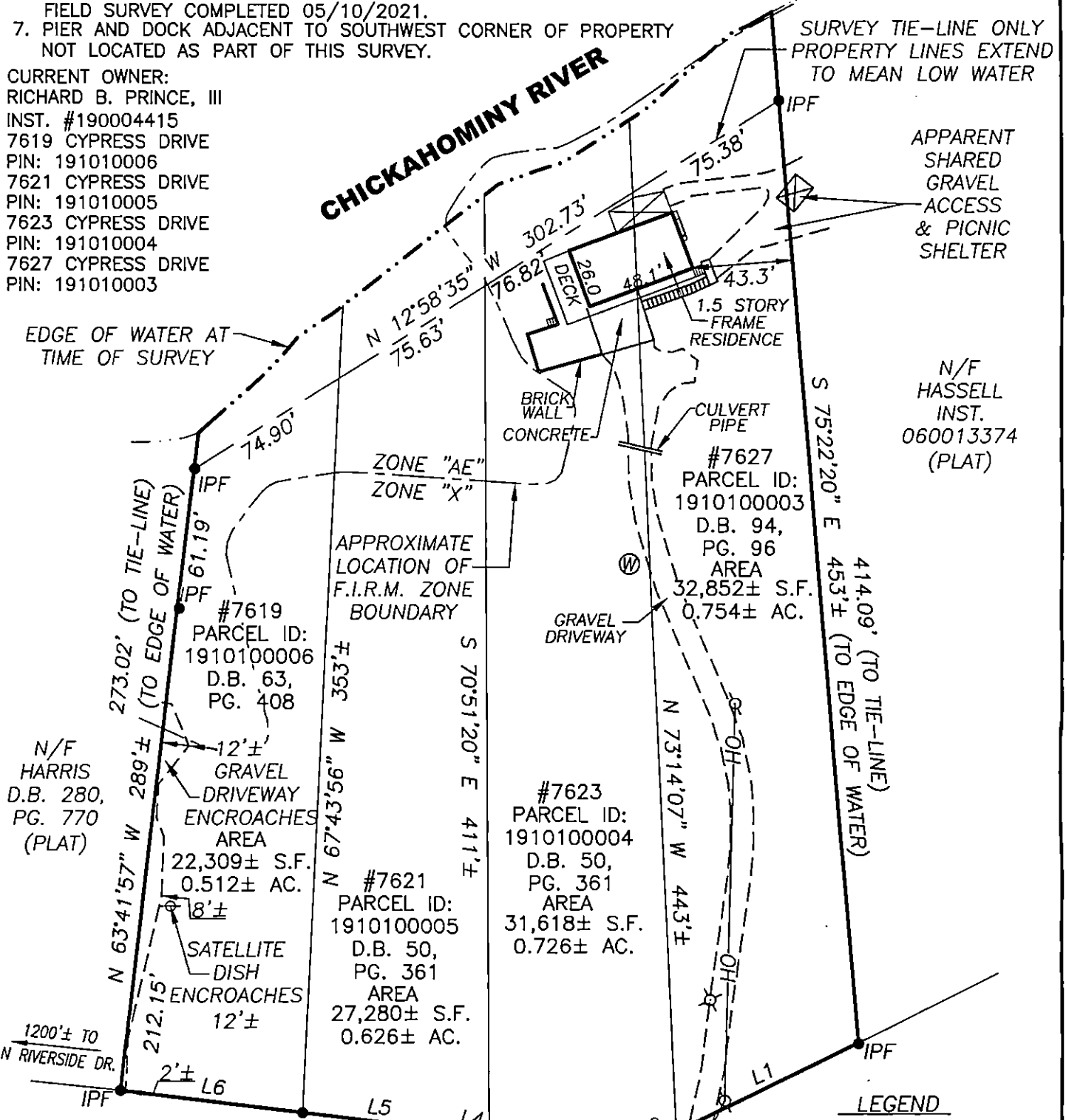
RECORD MERIDIAN  
 INST. 060013374

SURVEY TIE-LINE ONLY  
 PROPERTY LINES EXTEND  
 TO MEAN LOW WATER

APPARENT  
 SHARED  
 GRAVEL  
 ACCESS  
 & PICNIC  
 SHELTER

N/F  
 HASSELL  
 INST.  
 060013374  
 (PLAT)

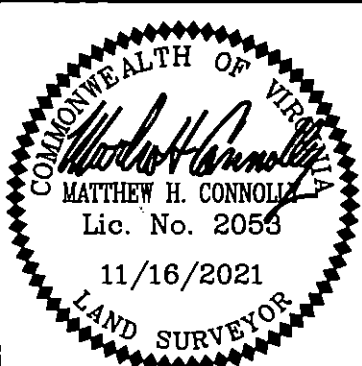
EDGE OF WATER AT  
 TIME OF SURVEY



LINE	BEARING	DISTANCE
L1	S 06°29'31" E	88.04'
L2	S 06°42'38" E	19.52'
L3	S 26°52'22" W	59.40'
L4	S 26°52'22" W	16.90'
L5	S 26°18'34" W	65.32'
L6	S 26°18'34" W	80.57'

CURVE	RADIUS	ARC CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	5.86'	N 10°05'54" E	33°33'07"

**LEGEND**  
 ○ UTILITY POLE  
 —OH— OVERHEAD UTILITY  
 ⊙ WELL  
 ⊗ LIGHT POLE  
 IRF = IRON ROD FOUND  
 IPF = IRON PIPE FOUND



**REFERENCES:**  
 D.B. 94, PG. 96  
 D.B. 50, PG. 361  
 D.B. 63, PG. 408

REVISED: 11/16/2021

DATE: 05/20/21  
 SCALE: 1"=60'  
 JOB# 21-121  
 CAD File  
 21-121.dwg

BOUNDARY SURVEY OF  
 #7619, #7621, #7623 & #7627 CYPRESS DRIVE  
 For:  
**RICHARD PRINCE**  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

**LandTech Resources, Inc.**  
 ENGINEERING & SURVEYING CONSULTANTS  
 205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188  
 Telephone: 757-565-1677 Fax: 757-565-0782  
 Web: landtechresources.com

JCC Subdivision Agent  
 Approval Not Required  
 -PH 15 Dec 2021