

202310422

NOTES:

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE 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. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #5195C0128D 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 7/14/2023.
7. BASED ON MONUMENTATION FOUND THE LINE PLATTED AS SHOWN ON INST#200011836 IS BELIEVED TO BE IN ERROR.
8. CATALPA STREET DENOTED AS APPARENT EXISTING 50' RIGHT-OF-WAY PER RIGHT-OF-WAY PLATS RECORDED AT PLAT BOOK 60, PG. 9 & PLAT BOOK 65, PG. 39 - (OWNERSHIP UNKNOWN).

ADDRESSES:

- PIN:3220100037 186 CLARK LANE
PIN:3220100038 6197 OLD MOORETOWN ROAD
PIN:3220100039 6195 OLD MOORETOWN ROAD
PIN:3220100040 179 CLARK LANE
PIN:3220100040A 110 CATALPA DRIVE
PIN:3220100040B 106 CATALPA DRIVE
PIN:3220100040D 6171 OLD MOORETOWN ROAD

PROPERTY LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 7 rows of survey data.

PROPERTY CURVE TABLE

Table with 6 columns: CURVE, RADIUS, ARC LEN., CHORD LEN., CHORD BEARING, DELTA ANGLE. Contains 2 rows of curve data.

BOUNDARY SURVEY OF PROPERTY

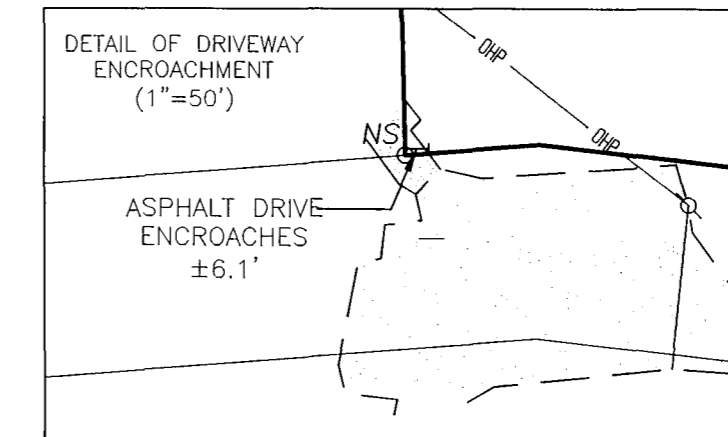
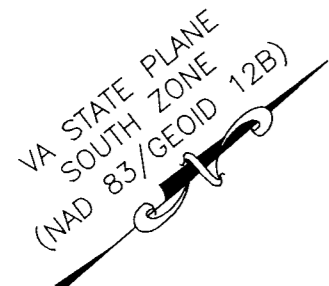
STANDING IN THE NAME OF

WILLIAM DAVID TALLEY

DESIGNATED AS PIN'S: 3220100037, 3220100038, 3220100039, 3220100040, 3220100040A, 3220100040B, 3220100040D

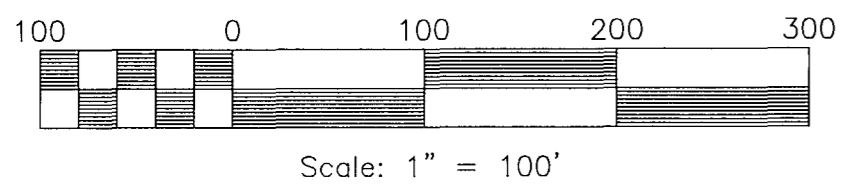
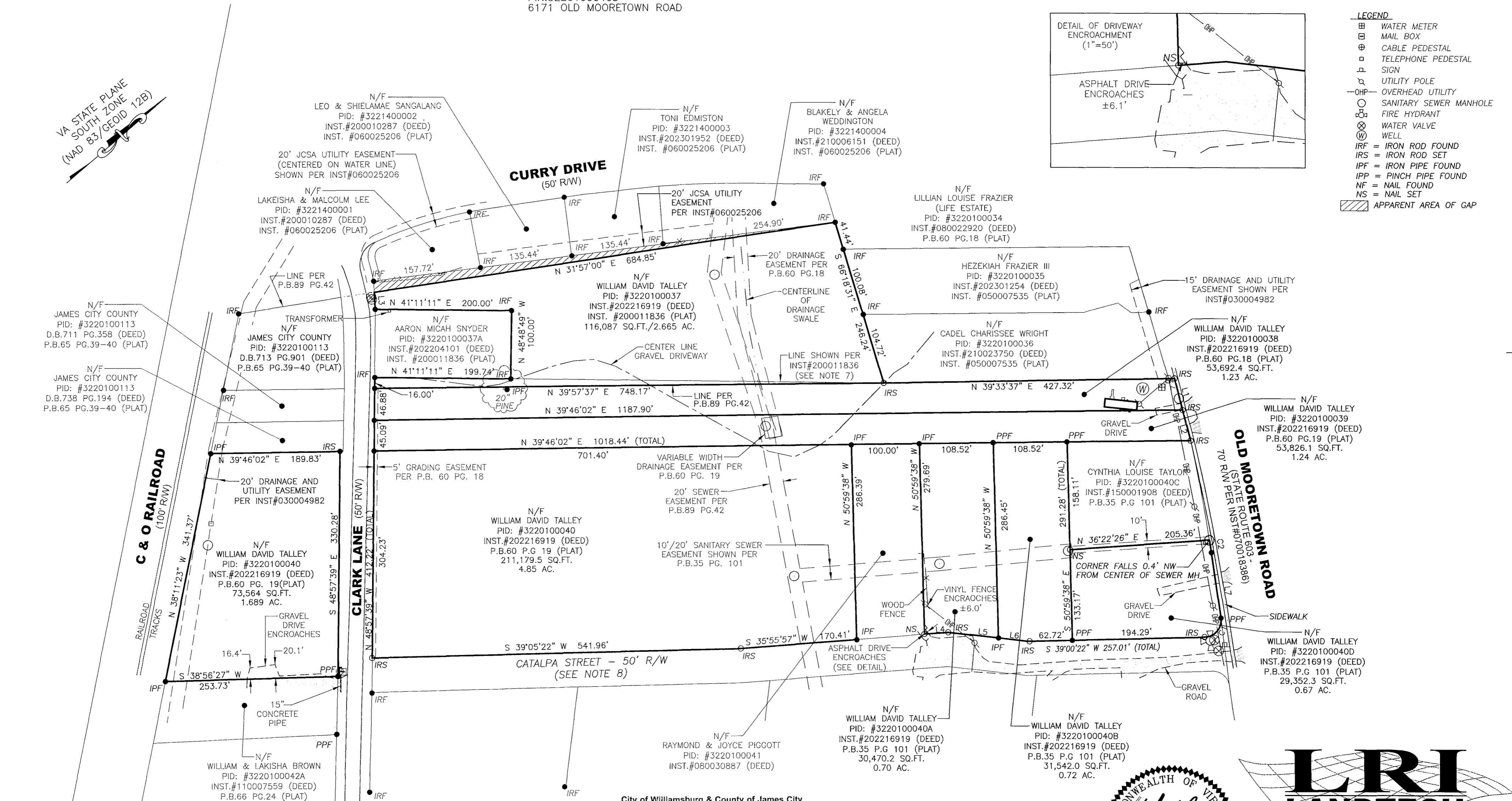
JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA

DATE: 7/19/2023 SCALE: 1"=100' JOB # 23-221



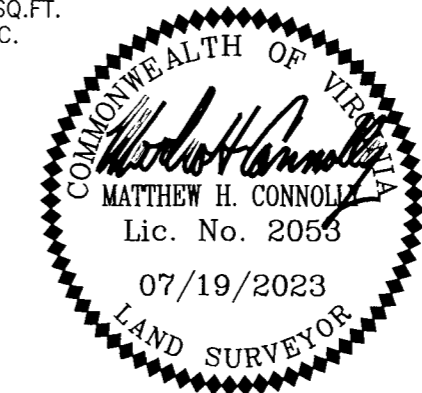
LEGEND

- Water Meter, Mail Box, Cable Pedestal, Telephone Pedestal, Sign, Utility Pole, Overhead Utility, Sanitary Sewer Manhole, Fire Hydrant, Water Valve, Well, IRF = IRON ROD FOUND, IRS = IRON ROD SET, IPF = IRON PIPE FOUND, IPP = PINCH PIPE FOUND, NF = NAIL FOUND, NS = NAIL SET, APPARENT AREA OF GAP



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
October 4, 2023
at 2:38 AM/PM, PG. --
Document # 202310422
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

1 Large/Small Plat(s) Recorded
herewith as # 202310422



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