2024 05951 SHEET KEY **VICINITY MAP** NOT TO SCALE RICHMOND ROAD (160' & VARIABLE WIDTH) N 86°25'35" W 2265.13' VDOT PROJ NO. 0060-047-000, 157 AW-1 TO MERRY OAKS LANE (STATE ROUTE 639) TAX MAP NO. 112-07-0-0001 RICHMOND ROCHAMBEAU ROAD WEST N/F TAX MAP NO. TAX N/F 121-01-0-0024 0 0 4 0 7 -CONCRETE FOUNDATION -AND REMAINS OF MASONRY BUILDING LITTLE CREEK RESERVOIR **GENERAL NOTES** MARTIN FAMILY HOLDINGS, LLC THE HORIZONTAL DATUM AND VERTICAL DATUM FOR THIS PROJECT WERE ESTABLISHED BY STATIC GPS CONTROL METHODS USING JAMES CITY COUNTY PRIMARY GEODETIC GROUND CONTROL NETWORK MONUMENT STATIONS 302 AND 303 AND CONTINUOUS OPERATING (INSTR. NO. 210016579) (P.B. 6, PG. 28) N/F PART OF TAX MAP NO. 112-01-0-0042 TAX MAP NO. REFERENCE STATIONS LOYO, LOYW, LOYX, AND LSO2 REFERENCING THE VIRGINIA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (NAD-83) AND NAVD 88 RESPECTIVELY. COORDINATES ARE IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR GRID TO GROUND 112-03-0-0001 CONVERSION IS 1.00005. THE COORDINATES OF THE BASE POINT FOR THE PROJECT IS THE SAME FOR BOTH GRID AND GROUND AND IS MATCH LINE DETAIL "B" IDENTIFIED WITH COORDINATES OF NORTHING: 3,674,499.101 AND EASTING: 11,971,209.678. MARTIN FAMILY HOLDINGS, LLC (INSTR. NO. 202217356) TAX MAP NO. 114-01-0-0001 THIS SURVEY IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY BOWMAN ON OCTOBER 31, 2023. (REFER TO NOTE 6) 3. THE SURVEY WAS PREPARED USING ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 38091413 DATED MARCH 22, 2023 AT 12:00 A.M. PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. TAX MAP NO. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED IN 121-01-0-0032 JAMES CITY COUNTY, VIRGINIA AND IS COMPRISED OF THE FOLLOWING TAX PARCELS PER JAMES CITY COUNTY ONLINE GIS RECORDS: TAX MAP NO. 114-01-0-0001 N/F TAX MAP NO. THE SURVEYED PROPERTY STANDS IN THE NAME OF MARTIN FAMILY 113-01-0-0013 HOLDINGS, LLC AS RECORDED IN INSTRUMENT NUMBER 202217356. AFORESAID INSTRUMENT IS DULY RECORDED IN THE CLERK'S OFFICE OF JAMES CITY COUNTY/WILLIAMSBURG, VIRGINIA. 6. BOUNDARY OF TAX PARCEL 114-01-0-0001 SHOWN HEREON IS BASED UPON AN UNRECORDED SURVEY BY PAUL G. SMALL OF AES, A /EY PROFESSIONAL CORPORATION, WILLIAMSBURG, VIRGINIA ENTITLED SURV "SURVEY OF 5.2 ACRES± STANDING IN THE NAME OF VERNA J. DICKERSON" DATED JANUARY 19, 1987 (AES JOB NUMBER 6591). BOUNDARY (6.1. EVIDENCE OF OLD ROADBED FOUND IN FIELD AT TIME OF SURVEY IS NOTED AND SHOWN HEREIN. 6.2. OLD ROADBED AND SOIL ROAD AS SCALED FROM ABOVEMENTIONED UNRECORDED SURVEY. SURVEYOR'S CERTIFICATE 6.3. TIE LINE FROM "A" TO "B" NOTED AND SHOWN HEREIN AS SHOWN ON ABOVEMENTIONED UNRECORDED SURVEY. I, CRAIG S. MACAULAY, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM A CURRENT FIELD SURVEY, IS CORRECT, AND THERE WERE NO OBSERVED ENCROACHMENTS. I DECLARE, 7. THIS SURVEY DOES NOT INTEND TO DEPICT ANY WETLANDS, HAZARDOUS WASTE, AND OTHER ENVIRONMENTAL CONDITIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS MAP COMPLIES WITH THE MINIMUM UNLESS OTHERWISE NOTED OR SHOWN. STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING IN THE COMMONWEALTH OF VIRGINIA (ADMINISTRATIVE CODE 18VAC10-20-370 (2022)). 8. AREA (TAX MAP NO. 114-01-0-0001): 224,305± SQUARE FEET OR 5.149± ACRES City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on Large/Small Plat(s) Recorded at 3631 AM/RM PB herewith as # 20 200595 Lic. No. 003124 **ELIZABETH E. O'CONNOR, CLERK** Elizabeth E. O'Connor SCALE: 1"=250' 1000

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MARTIN FAMILY F

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