

GROVE HEIGHTS AVENUE  
VAR. R/W

THIS IS TO CERTIFY THAT ON NOV. 1, 2022  
I SURVEYED THE PROPERTY SHOWN ON THIS PLAT  
AND FOUND THE PROPERTY LINES TO BE CORRECT  
AS SHOWN HEREON.  
THERE ARE NO VISIBLE ENCROACHMENTS EITHER  
WAY ACROSS THE LINES EXCEPT AS SHOWN.  
THE PROPERTY IS SUBJECT TO EASEMENTS,  
SERVITUDES AND COVENANTS OF RECORD.

FLOOD ZONE: X  
FLOOD INSURANCE RATE MAP: 51099C  
DATE OF F.I.R.M.: 12/16/15  
NOTE: UNDERGROUND UTILITIES

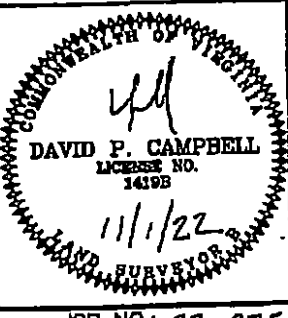
THIS SURVEY WAS DONE WITHOUT BENEFIT OF A  
CURRENT TITLE REPORT.

*[Signature]*  
DAVID P. CAMPBELL, C.L.S. 1419B

104 1/2 GROVE HEIGHTS AVE.

PLAT OF THE PROPERTY OF  
MARY FRASIER

- LEGEND**
- I.R.F. IRON ROD FOUND
  - I.P.F. IRON PIPE FOUND
  - I.R.S. IRON ROD SET
  - C.M.F. CONCRETE MONUMENT FOUND
  - PROPERTY LINE
  - - - EASEMENT LINE
  - - - BUILDING SETBACK LINE
- PLAT REFERENCE  
D.B. 93, PG. 578
- FB. 522, PG. 21-22



PART OF LOT 19  
EFFIE WYNNE TRACT  
JAMES CITY COUNTY, VIRGINIA

CAMPBELL LAND SURVEYING, INC.  
P.O. BOX 855, YORKTOWN, VA. 23692  
(757) 890-0837

SCALE: 1"=40' DATE: NOV. 1, 2022