

GROVE HEIGHTS AVENUE

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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

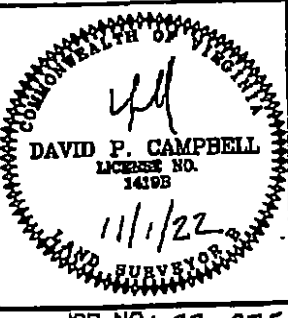
THIS SURVEY WAS DONE WITHOUT BENEFIT OF A
CURRENT TITLE REPORT.

[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.R.F. IRON PIPE FOUND
 - I.R.S. IRON ROD SET
 - C.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