

202412498

NOTES:

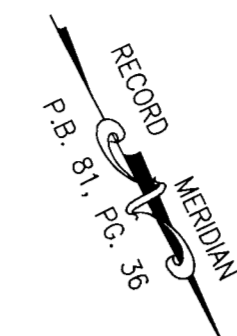
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 81, PG. 36.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOT LIES IN F.I.R.M. ZONE 'X' ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0107D DATED DECEMBER 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
6. PLAT BASED ON A CURRENT FIELD SURVEY COMPLETED 6/23/2022
7. GAVEL DRIVE LOCATED ON LOT ONE APPEARS TO BE SHARED ACCESS TO PROPERTY PIN: 2410100002B
8. THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY PERFORMED 6/2/2022

ADDRESS:
4809, 4797, 4791 FENTON RD
JAMES CITY COUNTY, VIRGINIA

BOUNDARY/PHYSICAL SURVEY
LOT 1, LOT 3 WRIGHT FAMILY SUBDIVISION, & TAX MAP #2410100002C

For:
ELIZABETH BOWLEY
JAMES CITY COUNTY VIRGINIA

JCC Subdivision Agent
Approval Not Required



205-E Bullfants Blvd, Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



N/F
MICHAEL K. MANLEY &
FELICIA E. MANLEY
D.B. 208 PG. 457
D.B. 231 PG. 551
PIN: 2420100005

N/F
JOE H. MOREAU
D.B. 653 PG. 766
PIN: 2420100004

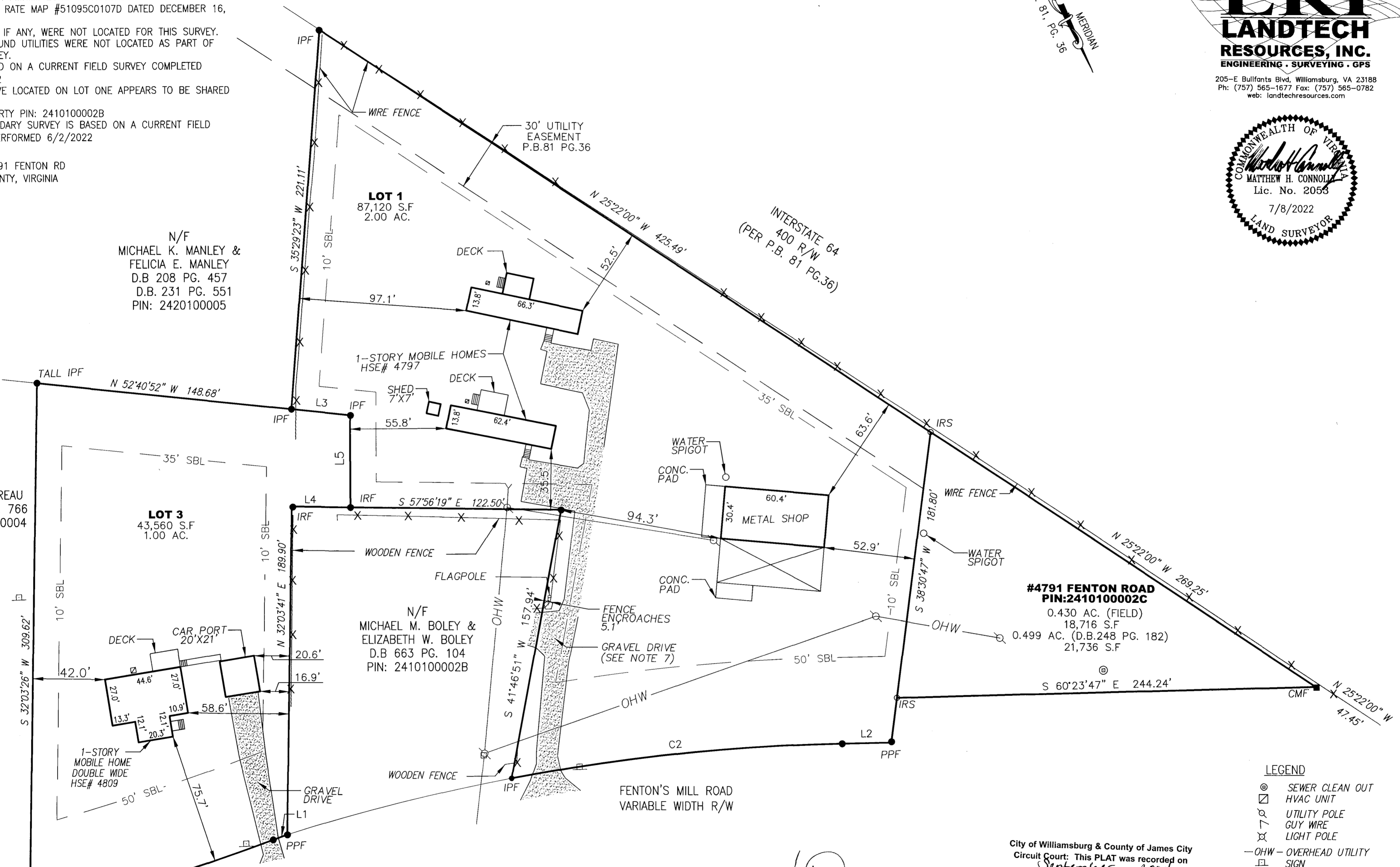
LOT 3
43,560 S.F.
1.00 AC.

N/F
MICHAEL M. BOLEY &
ELIZABETH W. BOLEY
D.B. 663 PG. 104
PIN: 2410100002B

#4791 FENTON ROAD
PIN: 2410100002C

0.430 AC. (FIELD)
18,716 S.F.
0.499 AC. (D.B. 248 PG. 182)
21,736 S.F.

REFERENCES:
P.B. 81, PG. 36
D.B. 248 PG. 182
VDOR HIGHWAY PLANS:
0602-099-118
0064-047-101
DATE: 7/8/2022
SCALE: 1"=40'
JOB# 22-193
CAD File
22-193.dwg



LEGEND

- ⊙ SEWER CLEAN OUT
- ☐ HVAC UNIT
- ⊕ UTILITY POLE
- ⌵ GUY WIRE
- ⊗ LIGHT POLE
- OHW — OVERHEAD UTILITY SIGN
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- PPF = PINCH PIPE FOUND
- IPF = IRON PIPE FOUND
- CMF = CONCRETE MONUMENT FOUND

1 Large/Small Plat(s) Recorded
herewith as # 202412498

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
September 12, 2024
at 8:43 AM PM, PG. _____
Document # 202412498
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

LINE	BEARING	DISTANCE
L1	S 78°47'12" E	8.65'
L2	S 59°57'42" E	28.56'
L3	S 52°40'52" E	34.26'
L4	S 57°56'19" E	34.06'
L5	S 31°00'10" W	53.84'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1402.39'	148.40'	148.33'	S 76°01'29" E	6°03'46"
C2	1170.92'	193.42'	193.20'	S 64°39'57" E	9°27'53"