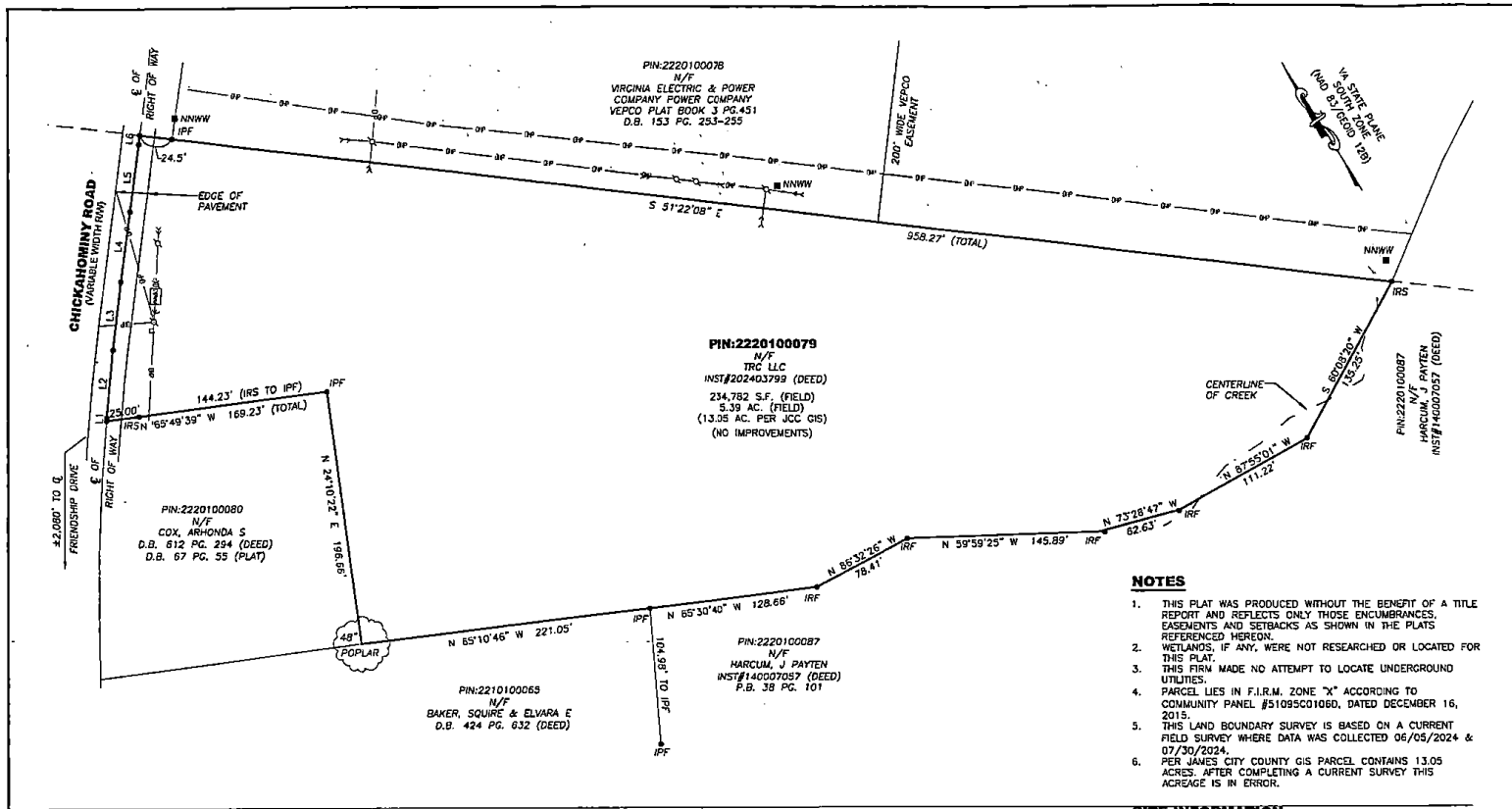


INSTRUMENT 202414301
 RECORDED BY THE CLERK'S OFFICE OF
 WMSBG/JAMES CITY CIRCUIT ON
 NOVEMBER 1, 2024 AT 03:11 PM
 ELIZABETH E. O'CONNOR, CLERK
 RECORDED BY: SFA



PIN:2220100078
 N/F
 VIRGINIA ELECTRIC & POWER
 COMPANY POWER COMPANY
 VEPCO PLAT BOOK 3 PG.451
 D.B. 153 PG. 253-255

PIN:2220100079
 N/F
 TRC LLC
 INST#202403799 (DEED)
 234,782 S.F. (FIELD)
 5.39 AC. (FIELD)
 (13.05 AC. PER JCC GIS)
 (NO IMPROVEMENTS)

PIN:2220100080
 N/F
 COX, ARHONDA S
 D.B. 612 PG. 294 (DEED)
 D.B. 67 PG. 55 (PLAT)

PIN:2210100065
 N/F
 BAKER, SQUIRE & ELVARA E
 D.B. 424 PG. 632 (DEED)

PIN:2220100087
 N/F
 MARCUM, J PAYTEN
 INST#140007057 (DEED)
 P.B. 38 PG. 101

PIN:2220100087
 N/F
 PAYTEN
 INST#140007057 (DEED)

NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN THE PLATS REFERENCED HEREON.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C01060, DATED DECEMBER 16, 2015.
5. THIS LAND BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY WHERE DATA WAS COLLECTED 06/05/2024 & 07/30/2024.
6. PER JAMES CITY COUNTY GIS PARCEL CONTAINS 13.05 ACRES. AFTER COMPLETING A CURRENT SURVEY THIS ACREAGE IS IN ERROR.

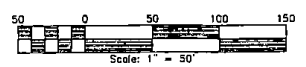
SITE INFORMATION

PARCEL ID: 2220100079
 TOTAL AREA: 234,782 S.F. / 5.39 AC.
 ZONING DISTRICT: RB - RURAL RESIDENTIAL UNIT

- LEGEND**
- NNWW NEWPORT NEWS WATERWORKS MONUMENT
 - COMMUNICATIONS BOX
 - TELEPHONE PEDESTAL
 - GUY WIRE
 - UTILITY POLE
 - OHU OVERHEAD UTILITY
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - IRS IRON ROD SET

LINE BEARING	DISTANCE
L1 N 35°50'42" E	2.47
L2 N 37°10'26" E	52.06
L3 N 38°22'29" E	51.86
L4 N 39°10'41" E	53.92
L5 N 39°13'18" E	51.90
L6 N 39°01'10" E	16.91

ADDRESS:
 3215 CHICKAHOMINY ROAD
 JAMES CITY COUNTY, VIRGINIA



DATE: 07/31/2024
 DRAWN BY: AEO
 PROJECT No. 24-086
 FILE NAME: 24-086.DWG
 REFERENCES:
 D.B.3 PG.451
 D.B.424 PG.632
 D.B.67 PG.55

BOUNDARY SURVEY OF
PIN:2220100079
3215 CHICKAHOMINY ROAD
FOR
TWO RIVERS BUILT
 JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE