

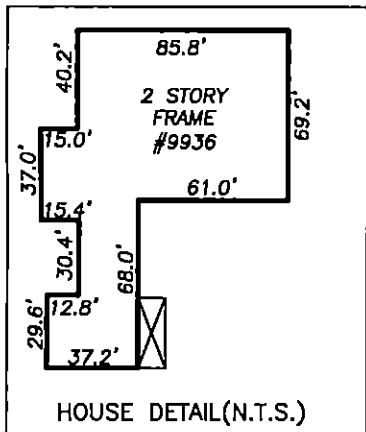
NOTES:

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. 60, PG. 21.
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" & ZONE "VE" (AT 17 FT ELEV.) ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0053D DATED DECEMBER 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. THIS LAND BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY COMPLETED DECEMBER 7, 2020.

RECORD
MERIDIAN
PER UNRECORDED SURVEY

LEGEND

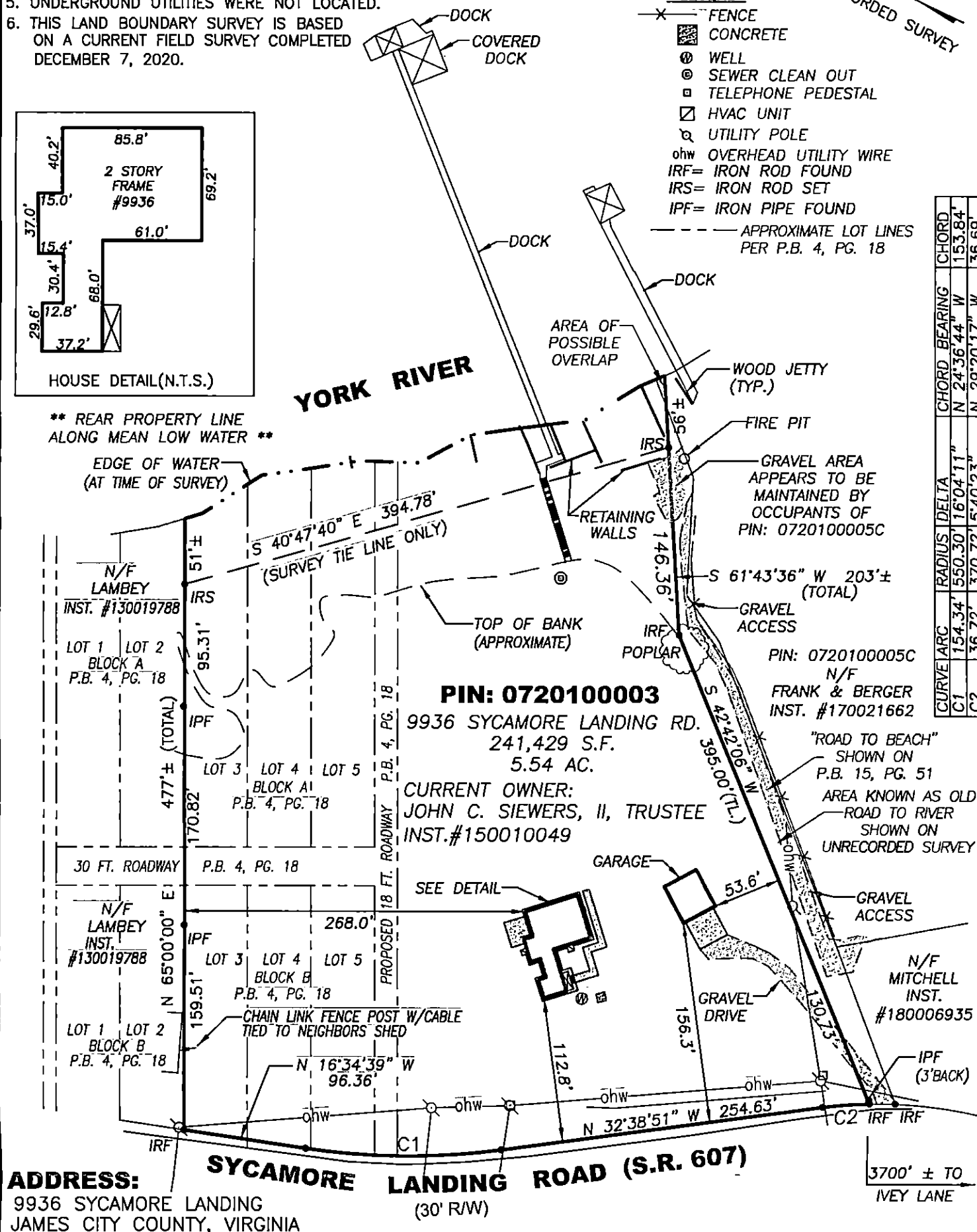
- X- FENCE
- CONCRETE
- ⊙ WELL
- ⊙ SEWER CLEAN OUT
- TELEPHONE PEDESTAL
- ⊠ HVAC UNIT
- ⊙ UTILITY POLE
- ohw OVERHEAD UTILITY WIRE
- IRF= IRON ROD FOUND
- IRS= IRON ROD SET
- IPF= IRON PIPE FOUND
- - - APPROXIMATE LOT LINES PER P.B. 4, PG. 18



** REAR PROPERTY LINE ALONG MEAN LOW WATER **

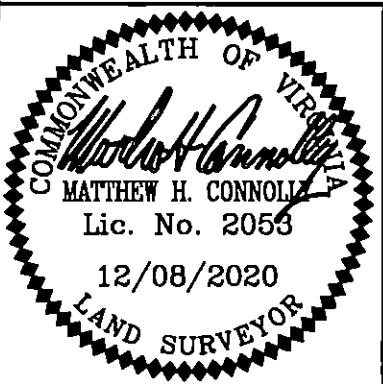
EDGE OF WATER (AT TIME OF SURVEY)

YORK RIVER



CURVE	ARC	RADIUS	DELTA	CHORD	BEARING
C1	154.34'	550.30'	16°04'11"	153.84'	N 24°36'44" W
C2	36.72'	370.72'	5°40'23"	36.69'	N 29°20'17" W

ADDRESS:
9936 SYCAMORE LANDING
JAMES CITY COUNTY, VIRGINIA



REFERENCES:
P.B. 4 PG. 18
P.B. 60 PG. 21
UNRECORDED SURVEY BY
EDWARDS, KRETZ, LOHR &
ASSOC. DATED 11/29/99

DATE: 12/08/20
SCALE: 1"=100'
JOB# 20-425
CAD File
20-425.dwg

BOUNDARY SURVEY OF
9936 SYCAMORE LANDING ROAD
For:
JOHN SIEWERS
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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