

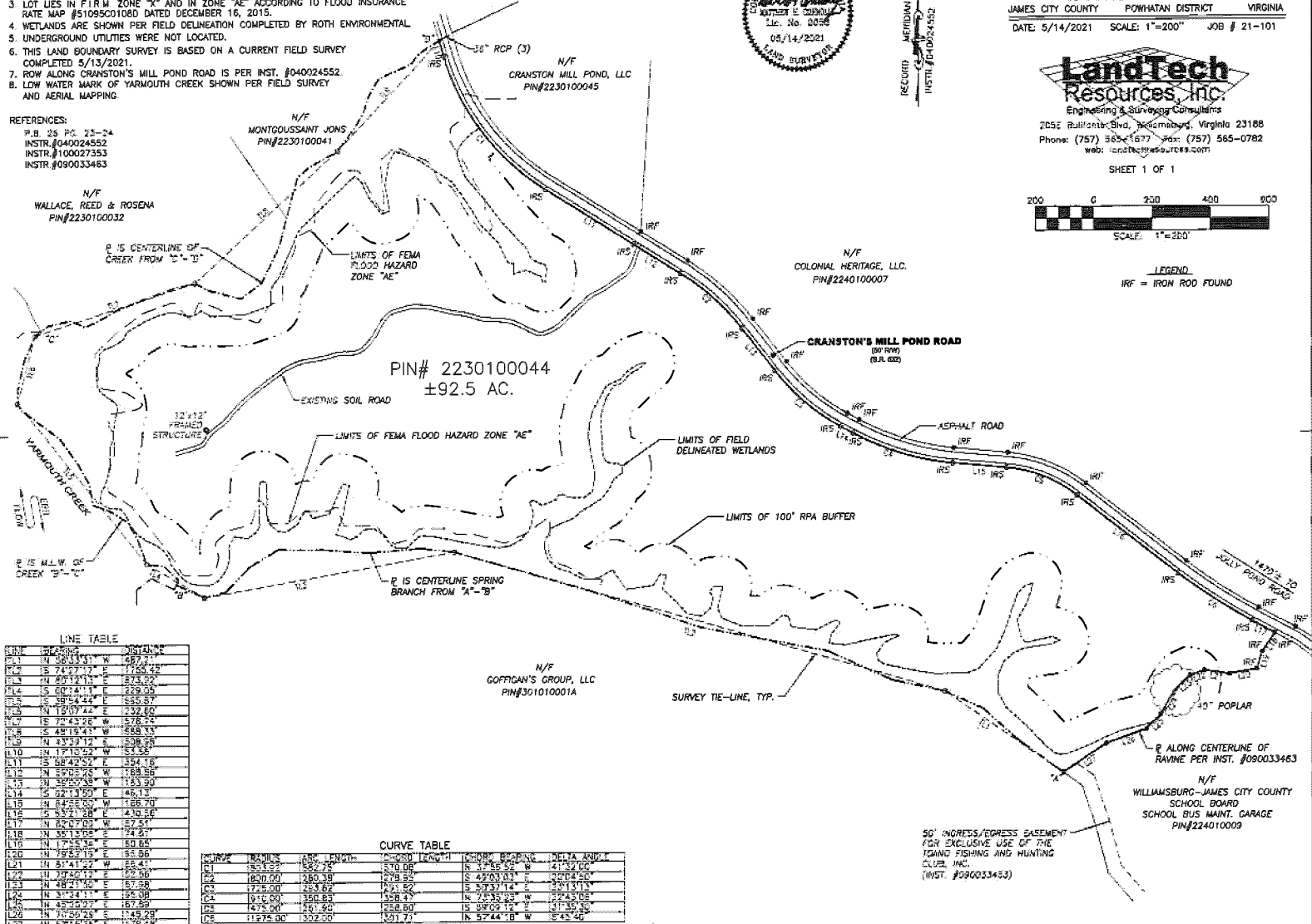
**NOTES:**

1. THIS PLAN WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 25, PG. 44.
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" AND IN ZONE "AE" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C01000 DATED DECEMBER 16, 2015.
4. WETLANDS ARE SHOWN PER FIELD DELINEATION COMPLETED BY ROTH ENVIRONMENTAL.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. THIS LAND BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY COMPLETED 5/13/2021.
7. ROW ALONG CRANSTON'S MILL POND ROAD IS PER INST. #040024552.
8. LOW WATER MARK OF YARMOUTH CREEK SHOWN PER FIELD SURVEY AND AERIAL MAPPING.

**REFERENCES:**

P.B. 25 PG. 23-24  
 INSTR.#040024552  
 INSTR.#100027353  
 INSTR.#090033463

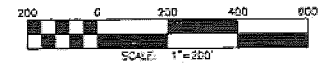
N/F  
 WALLACE, REED & ROSENA  
 PIN#2230100032



BOUNDARY SURVEY OF  
 BUSH'S MILL ACREAGE PARCEL  
 BEING PARCEL ID 2230100044  
 LOCATED AT  
 6518 CRANSTON'S MILL POND ROAD  
 JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA  
 DATE 5/14/2021 SCALE: 1"=200' JOB # 21-101

**LandTech Resources, Inc.**  
 Engineering & Surveying Consultants  
 705E Bullitts Blvd., Williamsburg, Virginia 23188  
 Phone: (757) 365-1677 Fax: (757) 565-0782  
 web: landtechresources.com

SHEET 1 OF 1



**LEGEND**  
 IRF = IRON ROD FOUND

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89° 53' 31" W	128.72
L2	S 74° 27' 17" E	176.02
L3	N 20° 12' 13" E	273.22
L4	S 80° 41' 11" E	223.22
L5	S 89° 54' 24" E	553.87
L6	N 10° 07' 42" E	232.60
L7	S 79° 43' 26" W	578.72
L8	S 49° 18' 43" W	368.33
L9	N 43° 59' 12" E	308.96
L10	N 17° 12' 52" W	51.55
L11	S 58° 42' 57" E	354.18
L12	N 57° 05' 28" W	109.58
L13	N 32° 08' 38" W	133.93
L14	S 52° 13' 50" E	146.12
L15	N 84° 22' 00" W	188.70
L16	S 53° 21' 28" E	143.50
L17	N 12° 07' 03" W	157.57
L18	N 55° 12' 58" W	74.27
L19	N 17° 55' 35" E	80.85
L20	N 79° 52' 19" E	185.86
L21	N 81° 41' 52" W	122.41
L22	N 01° 55' 19" E	125.00
L23	N 48° 41' 30" E	87.98
L24	N 31° 54' 11" E	125.00
L25	N 45° 50' 57" E	161.98
L26	N 00° 50' 08" E	144.00
L27	N 57° 15' 52" E	178.58

**CURVE TABLE**

CURVE	RADIUS	CHORD	CHORD BEARING	CHORD BEARING	DELTA ANGLE
C1	1801.22	1682.75	S 70° 06'	N 17° 55' 35" W	141° 32' 00"
C2	1800.00	1680.00	S 70° 06'	S 47° 03' 03" E	132° 04' 56"
C3	1775.00	1653.82	S 57° 37' 12" E	S 35° 13' 11" W	125° 13' 11"
C4	1910.00	1800.85	S 58° 42' 57" E	N 71° 33' 23" W	122° 43' 08"
C5	1475.00	1461.80	S 58° 42' 57" E	S 08° 02' 16" W	131° 35' 30"
C6	11275.00	11022.00	N 01° 55' 19" E	N 57° 44' 18" W	18° 42' 46"

50' INGRESS/EGRESS EASEMENT FOR EXCLUSIVE USE OF THE FISHING AND HUNTING CLUB, INC. (INST. #090033463)

Deed of Bargain and Sale, Page 4 of 4