*5/8" IRONS RODS SET AT ALL PROERTY CORNERS UNLESS OTHERWISE SHOWN HEREON.

Notes

1. The subject property is not located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community Panel #5119BC-0043-D (ZONE X).
2. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: May 11, 2016
3. This survey was made with the benefit of a Title Report issued by Fidelity National Title Insurance Company, dated January 7, 2016 and issued January 19, 2016 (Commitment No. 02104-9412).

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.

COMMONWEALTH OF VIRGINIA
RODNEY B. SHADRACH
Lic. No. 2274
5-26-16
LAND SURVEYOR

DB. 188, PG. 706

N/F Princess R. Chapman
Deed Book 412, Page 133
Map No. 011-77
GPIN: G13a-2632-3151
#1227 Penniman Road

N/F Civil War Preservation Trust
Inst. #100007090
Map No. 011-77D
GPIN: G13a-2598-2979
#1357 Government Road

N/F Civil War Preservation Trust
Inst. #100007090
Map No. 011-77C
GPIN: G13a-2536-2862
#1361 Government Road

Penniman Road -- State Rte. 641
(Var. Width R/W)

Government Road -- State Rte. 168
(50' R/W)

R=979.93'
Δ=6°54'34"
L=118.17'
CHD=S34°52'39"W
@ 118.10'

S15°30'00"W
674.32'

S59°19'51"E
16.42'

N71°21'42"W
27.54'

N/F Chesapeake & Ohio Railway Company
Deed Book 35, Page 475
GPIN: RR3

Parcel 3B
2.956 Acres
(No Improvements)

R=699.07'
Δ=24°04'13"
L=293.68'
CHD=S46°43'40"E
@ 291.53'

N67°17'39"E
283.71'

S67°17'39"W
214.66'

341.27'
N00°21'43"W

YORK COUNTY
JAMES CITY COUNTY

Oak Drive -- State Rte. 642
(Var. Width R/W)

R=1978.30'
Δ=5°48'00"
L=200.26'
CHD=N03°15'43"W
@ 200.18'

N06°09'43"W
121.82'

(No Improvements)

Parcel 3A
0.543 Acres

N06°09'43"W
183.55'

N83°55'32"E
20.00'

N01°03'02"E
40.31'

WOODED

TREELINE

(5) C&P TELEPHONE COMPANY EASEMENT FOR GUYS DB. 241, PG. 729

LEGAL REFERENCES:

Parcels 3A and 3B
SMITH INVESTMENT PROPERTIES, LLC
Instrument No. 120023921
Map No. 011-87
GPIN: G13a2242-3409
#1379 Government Road

BOUNDARY SURVEY FOR
CIVIL WAR PRESERVATION TRUST
OF TWO PARCELS OF LAND SITUATED ON THE NE CORNER OF THE INTERSECTION OF OAK DRIVE AND GOVERNMENT ROAD
BRUTON DISTRICT, YORK COUNTY, VIRGINIA
DATE: MAY 26, 2016

60 0 60 120 180
Scale: 1" = 60'

Shadrach & Associates, LLC
LAND SURVEYING
430 Southlakes Blvd., Suite 10-B @ Richmond, Virginia 23236
Phone: (804)379-8300 @ Fax: (804)379-8301