

**Title:**

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**Date:** 2/9/2016



**LEGEND**

- L.S. DOWNTON IRON ROD FOUND
- L.P. DOWNTON IRON PIPE FOUND
- P.P. DOWNTON IRON PIPE FOUND
- C.H. DOWNTON CONCRETE FOUND
- L.S. DOWNTON IRON ROD SET

**EASTLAND SUBDIVISION**  
DEED BOOK 161 PAGE 160

VIRGINIA STATE GRID NORTH  
(NAD 83)

**SURVEYOR'S CERTIFICATE**

I, RUSSELL L. WELLS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE CORNER POINTS OF THIS SUBDIVISION ON JAN 29, 2024, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RUSSELL L. WELLS  
L.S. 20770

DATE

**AREA TABULATION**

LOT	AREA (AC)
LOT 1	0.350 AC
LOT 2	0.280 AC
LOT 3	0.400 AC
LOT 4	0.400 AC
LOT 5	0.400 AC
LOT 6	0.400 AC
LOT 7	0.400 AC
LOT 8	0.400 AC
LOT 9	0.400 AC
LOT 10	0.400 AC
2' STRIP	0.080 AC
T.M. 35-A-144	1.885 AC
T.M. 35-A-155	1.885 AC
<b>TOTAL</b>	<b>10.000 AC</b>

**NOTES:**

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON THE SPOTSYLVANIA COUNTY TAX ASSESSMENT MAP AND CURRENTLY STAND IN THE NAME OF THE FOLLOWING:

LOT	OWNER
LOT 1	T.M. 35B-1
LOT 2	T.M. 35B-2
LOT 3	T.M. 35B-3
LOT 4	T.M. 35B-4
LOT 5	T.M. 35B-5
LOT 6	T.M. 35B-6
LOT 7	T.M. 35B-7
LOT 8	T.M. 35B-8
LOT 9	T.M. 35B-9
LOT 10	T.M. 35B-10
2' STRIP	WVA

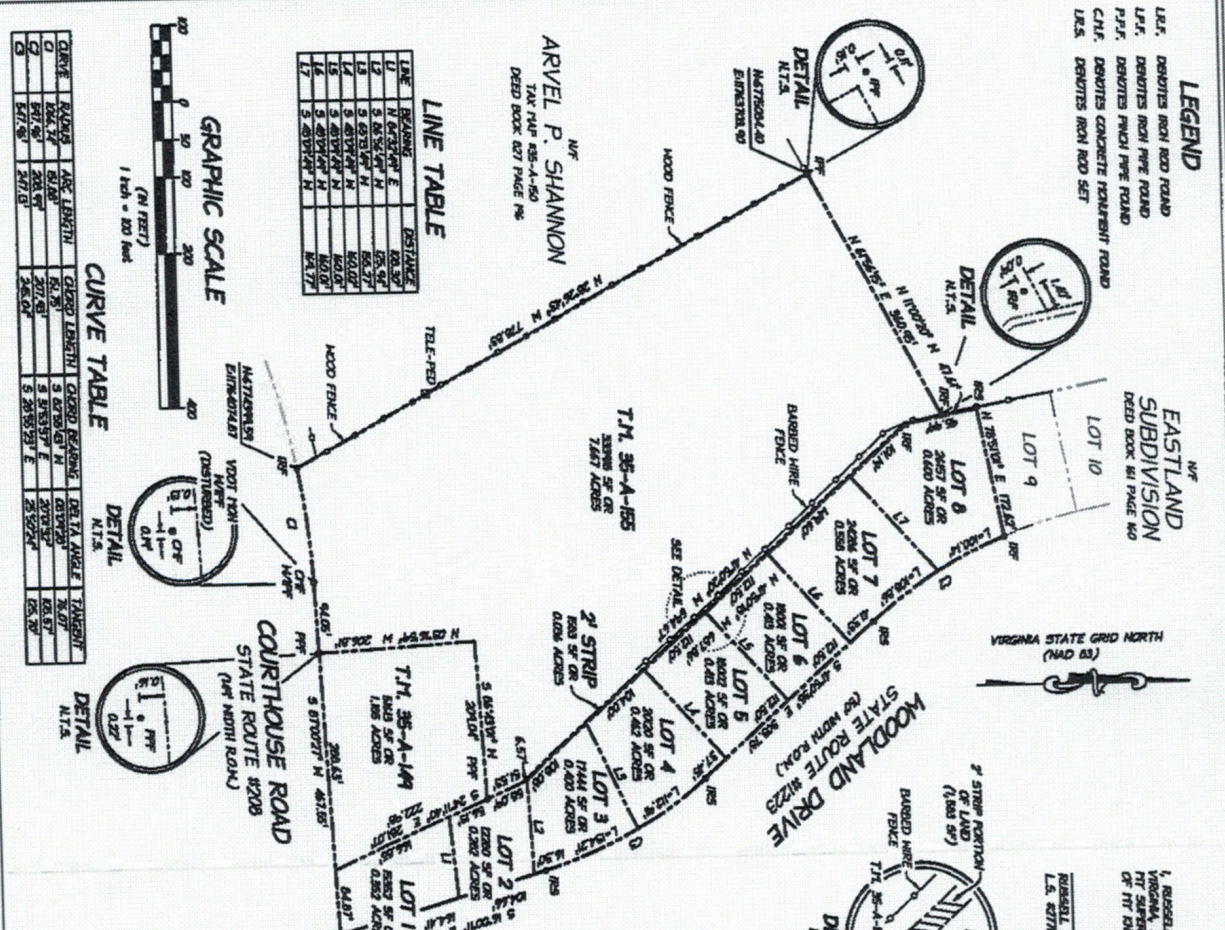
2. THIS BOUNDARY SURVEY HAS BEEN COMPLETED MINOR TO THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL INTERESTS IN THE PROPERTY ARE INDICATED BY THE SURVEY. ANY RESTRICTIONS OR EASEMENTS NOT BEING INDICATED ON THIS PLAN.

3. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN) AS SHOWN ON FEMA MAP NO. 8000 (DD) C, DATED FEBRUARY 19, 1984.

4. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON A CURRENT FIELD RUN REPORT FORWARDED BY THE VIRGINIA STATE GEOLOGICAL SURVEY (VGS) AS ESTABLISHED BY A FIELD SURVEY FORWARDED BY HARRISLAND AND POKANSKI THE CORNER POINTS AS SHOWN ARE PROJECTED/EXTENDED CORNER POINTS.

5. NO GEOTECHNICAL, SUBSURFACE, FIELD REVENUE, RESEARCH, AGENT OR CONSULTANT HAS BEEN EMPLOYED FOR THE PURPOSE OF LOCATING OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS ON SITE IN THE PERFORMANCE OF THIS BOUNDARY SURVEY.

6. NO CERTIFICATION IS MADE AS TO THE LOCATION OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, WATER, SANITARY AND STORM SEWERS, ONLY ABOVE GROUND VISIBLE FEATURES SHOWN HEREON ARE HEREBY CERTIFIED.



**LINE TABLE**

LINE	BEARING	DISTANCE
1	N 64°32'00" E	100.00
2	S 85°30'00" W	100.00
3	S 89°30'00" W	100.00
4	S 89°30'00" W	100.00
5	S 89°30'00" W	100.00
6	S 89°30'00" W	100.00
7	S 89°30'00" W	100.00
8	S 89°30'00" W	100.00
9	S 89°30'00" W	100.00
10	S 89°30'00" W	100.00

**CURVE TABLE**

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DETAILED ANGLE	PERCENT
C	S 89°30'00" W	200.00	180.00	S 89°30'00" W	90.00	100.00
D	S 89°30'00" W	200.00	180.00	S 89°30'00" W	90.00	100.00
E	S 89°30'00" W	200.00	180.00	S 89°30'00" W	90.00	100.00

**COURTHOUSE ROAD STATE ROUTE 9208**

LINE	BEARING	DISTANCE
1	N 89°30'00" E	100.00
2	S 89°30'00" W	100.00
3	S 89°30'00" W	100.00
4	S 89°30'00" W	100.00
5	S 89°30'00" W	100.00
6	S 89°30'00" W	100.00
7	S 89°30'00" W	100.00
8	S 89°30'00" W	100.00
9	S 89°30'00" W	100.00
10	S 89°30'00" W	100.00

**WOODLAND DRIVE STATE ROUTE 61223**

LINE	BEARING	DISTANCE
1	N 89°30'00" E	100.00
2	S 89°30'00" W	100.00
3	S 89°30'00" W	100.00
4	S 89°30'00" W	100.00
5	S 89°30'00" W	100.00
6	S 89°30'00" W	100.00
7	S 89°30'00" W	100.00
8	S 89°30'00" W	100.00
9	S 89°30'00" W	100.00
10	S 89°30'00" W	100.00

**2' STRIP**

LINE	BEARING	DISTANCE
1	N 89°30'00" E	100.00
2	S 89°30'00" W	100.00
3	S 89°30'00" W	100.00
4	S 89°30'00" W	100.00
5	S 89°30'00" W	100.00
6	S 89°30'00" W	100.00
7	S 89°30'00" W	100.00
8	S 89°30'00" W	100.00
9	S 89°30'00" W	100.00
10	S 89°30'00" W	100.00

**T.M. 35-A-144**

LINE	BEARING	DISTANCE
1	N 89°30'00" E	100.00
2	S 89°30'00" W	100.00
3	S 89°30'00" W	100.00
4	S 89°30'00" W	100.00
5	S 89°30'00" W	100.00
6	S 89°30'00" W	100.00
7	S 89°30'00" W	100.00
8	S 89°30'00" W	100.00
9	S 89°30'00" W	100.00
10	S 89°30'00" W	100.00

**T.M. 35-A-155**

LINE	BEARING	DISTANCE
1	N 89°30'00" E	100.00
2	S 89°30'00" W	100.00
3	S 89°30'00" W	100.00
4	S 89°30'00" W	100.00
5	S 89°30'00" W	100.00
6	S 89°30'00" W	100.00
7	S 89°30'00" W	100.00
8	S 89°30'00" W	100.00
9	S 89°30'00" W	100.00
10	S 89°30'00" W	100.00

**GRAPHIC SCALE**

1 inch = 50 feet

**BOUNDARY SURVEY SHOWING**  
LOTS 1-5 EASTLAND SUBDIVISION  
DEED BOOK NO PAGE 161  
2' STRIP AREA  
MALDO E. & ERIK C. SHERMAN, BRVIN F. & SARAH A. ALLISON  
DEED BOOK 165 PAGE 484  
MILLIE RAY JETT  
DEED BOOK 244 PAGE 304  
COURTLAND MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA

REVISION

DATE

SCALE: 1" = 50'

DATE: 06-04-08

SHEET 1 OF 1

COMMISSIONER OF VIRGINIA  
RUSSELL L. WELLS  
L.S. No. 2770

FIELD & COMPANY, INC.  
Professional Land Surveyors  
and Engineers of the Commonwealth of Virginia  
Member of the National Society of Professional Surveyors  
No. 10138-017