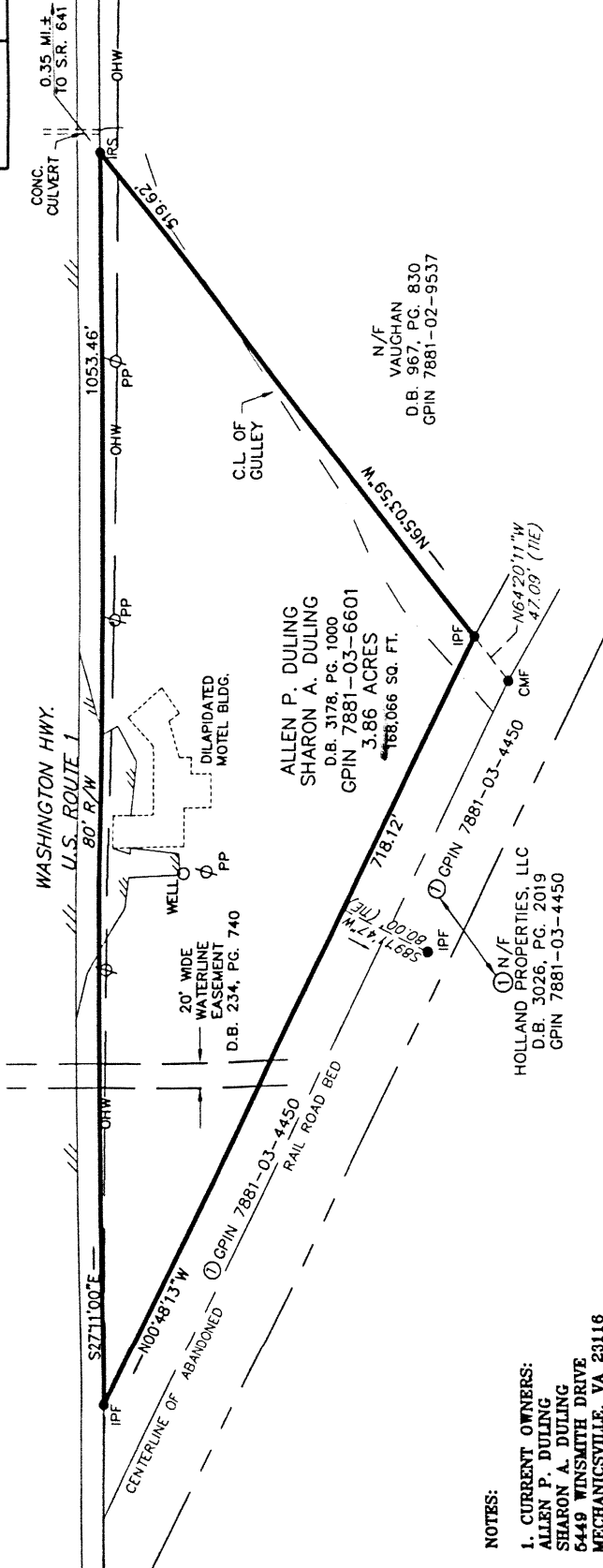
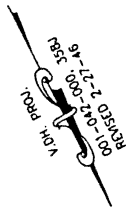


Anthony Scott Thompson, P.L.S.
 P.O. Box 495, Shackelfords, VA 23156
 Tel.: (804) 512-8186 scott@scottthompsonpla.net

DATE: 1/23/23
 SCALE: 1"=100'
 DRAWN: AST
 CHECKED: AST

REVISIONS
 SHEET 1 OF 1
 PROJECT NO. 2022-172

PLAT SHOWING
GPIN 7881-03-6601
ASHLAND MAGISTERIAL DISTRICT
HANOVER COUNTY, VIRGINIA



NOTES:

1. CURRENT OWNERS:
 ALLEN P. DULING
 SHARON A. DULING
 6449 WINSMITH DRIVE
 MECHANICSVILLE, VA 23116
2. RECORDED REFERENCES:
 DEED BK 3178, PG. 1,000
 PLAT BK. 11, PG. 75
 PLAT BK. 12, PG. 147

3. THE EXISTENCE OF HAZARDOUS WASTE AND/OR TIDAL AND/OR NON TIDAL WETLANDS WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PREPARATION OF THIS PLAT.

4. THE PROPERTY SHOWN APPEARS TO LIE IN N.F.I.P. FLOOD ZONE X (AREA OF MINIMAL HAZARD) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP 51085C0190B, EFFECTIVE DATE DECEMBER, 2008.

5. THIS PLAT WAS PREPARED WITH THE AID OF A TITLE REPORT PROVIDED BY OLD REPUBLIC NATIONAL TITLE COMPANY COMMITMENT DATE OF DECEMBER 26, 2022 FILE NO. LIB22-1594W.

6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY PERFORMED BY ANTHONY SCOTT THOMPSON, P.L.S. JANUARY 19, 2023.

7. ANY VISIBLE EASEMENTS OR EASEMENTS CONTAINED IN THE TITLE REPORT HAVE BEEN SHOWN.

- LEGEND**
- IRF
 - IPF
 - CMF
 - IRF
 - -OHW-
 - PP
 -
- IRON ROD FOUND
 IRON PIPE FOUND
 CONC. MONUMENT FOUND
 IRON ROD SET
 OVERHEAD UTILITY WIRE
 UTILITY POLE
 EDGE OF PAVEMENT

