

S 26°30'00" E 54.61'
 S 14°45'00" E 148.50'
 S 38°00'00" E 19.08'

NOW OR FORMERLY
 JOHN H. NORTHSTEIN &
 LAURA A. NORTHSTEIN
 INSTR. #060004087

LEGEND
 PP = POWER POLE
 TJB = TELEPHONE JUNCTION BOX
 EX. = EXISTING
 INSTR.# = INSTRUMENT DEED
 C.P.B. = CLERKS PLAT BOOK
 D.B. = DEED BOOK
 FD. = FOUND

NOW OR FORMERLY
 JESUS FERNANDEZ SOLIS
 INSTR. #220006300, C.P.B. 21, PG. 791

N 54°35'25" E 466.17'

PARCEL "B"
 2.0724 ACRES
 (SEE C.P.B. 15,
 PG. 21)

SC-1
 ZONING SETBACK
 LINE

EXISTING
 TREELINE

NOW OR FORMERLY
 JAMES L. KING & KRISTINA L. KING
 INSTR. #190000798,
 C.P.B. 15, PG. 21

S 56°07'01" W 406.56'

**EROSION & SEDIMENT
 CONTROL LEGEND**
 CE 3.02- STONE CONSTRUCTION
 ENTRANCE
 SF 3.05- SILT FENCE
 TO 3.30- TOP SOIL
 PS 3.31- PERMANENT SEEDING
 TS 3.32- TEMPORARY SEEDING
 MU 3.35- MULCHING

PROPOSED
 DRAINFIELD
 AS FLAGGED
 BY OTHERS

Accessory Structures
 can be 5 feet from
 side or rear property
 line

EX. 10' EASEMENT
 DEDICATED
 FOR PUBLIC
 STREET PURPOSES
 C.P.B. 15, PG. 21

ROD
 FOUND

PROPOSED
 DRIVE

L=201.15'
 R=3937.28'
 $\Delta=2^{\circ}59'38"$
 C=201.13'
 C.B.=N 35°20'37" W

PROPOSED
 RESIDENCE

ROD
 SET

BENT ROD
 FOUND

2.74' FROM R/W

R=3937.28'
 A=160.12' (TIE)

41.91" (TIE)
 S 31°33'00" E

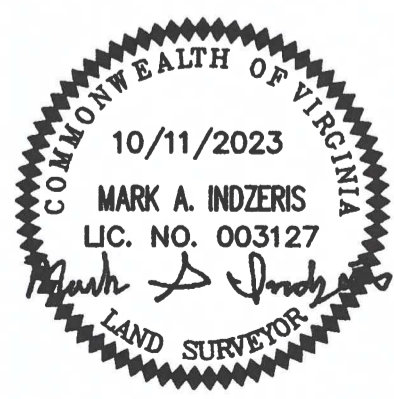
OLD PINETTA ROAD

STATE ROUTE #610 30' PUBLIC RIGHT-OF-WAY

**PROPOSED HOUSE LOCATION PLAN
 PARCEL 145B ON TAX 29
 PREPARED AT THE REQUEST OF
 DAVID SCOGGINS**

**PETSWORTH DISTRICT
 GLOUCESTER COUNTY, VIRGINIA
 OCTOBER 11, 2023 SCALE 1"=50'**

- GENERAL NOTES**
- TAX MAP #29-145B
 OWNER OF RECORD: DAVID J. SCOGGINS & JANET D. SCOGGINS
 REFERENCES: INSTR. #230001820, C.P.B. 15, PG. 21
 - PHYSICAL ADDRESS: NONE ASSIGNED.
 - FLOOD ZONE NOTE:** THE SUBJECT PARCEL LIES IN ZONE X (NO BASE FLOOD ELEVATIONS DETERMINED) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (F.I.R.M.) #51073C0095F DATED OCTOBER 21, 2021.
 - THIS PLAN IS BASED ON A CURRENT FIELD SURVEY, FOUND GROUND EVIDENCE, RECORD, AND OTHER AVAILABLE INFORMATION. OTHER THAN SHOWN THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS, AND/OR RESTRICTIONS WHICH MAY AFFECT THIS PROPERTY. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.



**REFERENCE MARK
 LAND SURVEYING, PLLC
 8330 ARK RD.
 GLOUCESTER, VA 23061
 804-815-1215**

