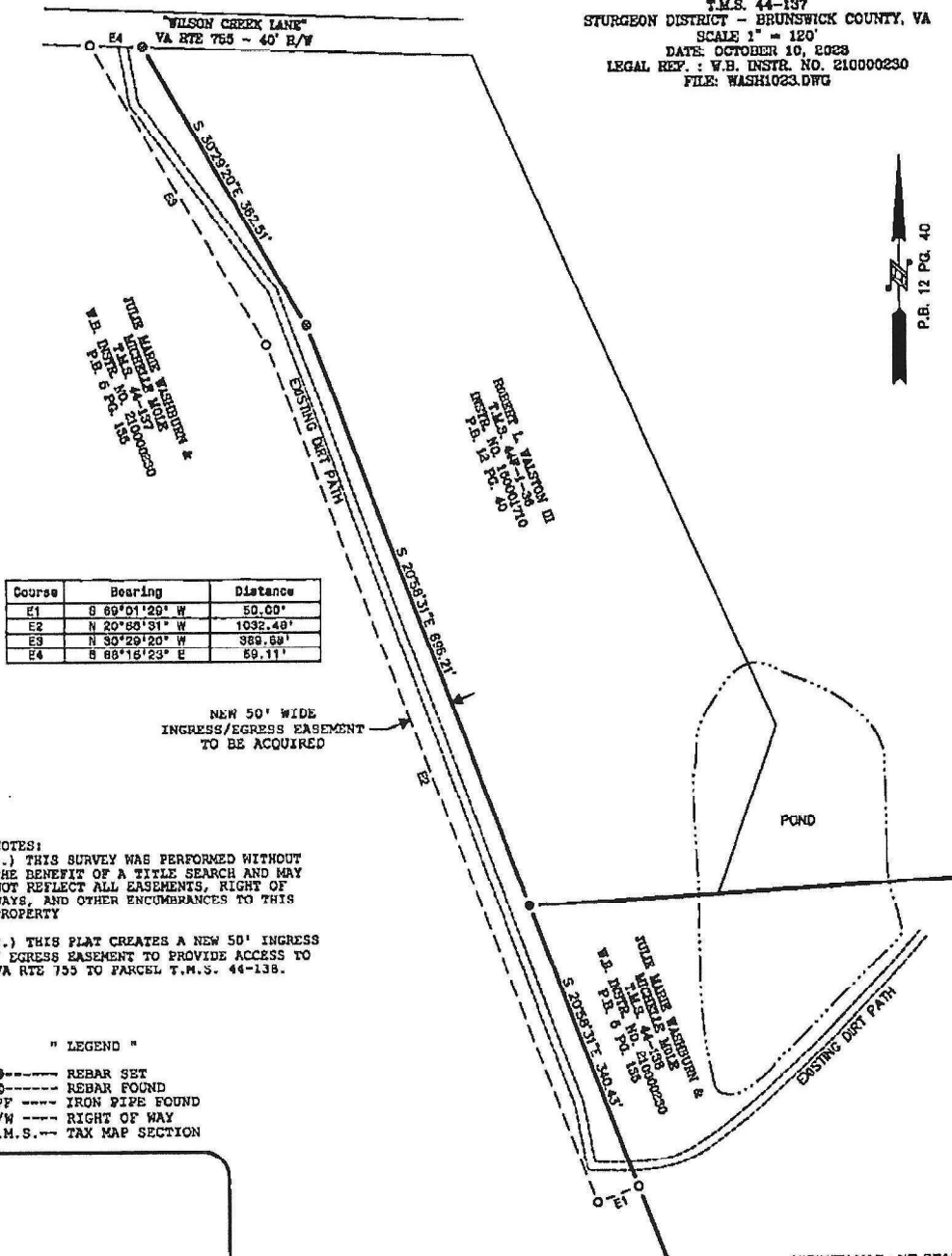


PLAT OF BASEMENT SURVEY FOR
**JULIE MARIE WASHBURN &
 MICHELLE MOLE**
 T.M.S. 44-137
 STURGEON DISTRICT - BRUNSWICK COUNTY, VA
 SCALE 1" = 120'
 DATE: OCTOBER 10, 2023
 LEGAL REF.: W.B. INSTR. NO. 210000230
 FILE: WASH1023.DWG



Course	Bearing	Distance
E1	S 89°01'29" W	50.00'
E2	N 20°50'31" W	1032.48'
E3	N 30°29'20" W	388.69'
E4	S 88°16'23" E	59.11'

NOTES:
 1.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT REFLECT ALL EASEMENTS, RIGHT OF WAYS, AND OTHER ENCUMBRANCES TO THIS PROPERTY
 2.) THIS PLAT CREATES A NEW 50' INGRESS / EGRESS EASEMENT TO PROVIDE ACCESS TO VA RTE 755 TO PARCEL T.M.S. 44-138.

" LEGEND "

●----- REBAR SET
 ⊙----- REBAR FOUND
 I/P----- IRON PIPE FOUND
 R/W----- RIGHT OF WAY
 T.M.S.--- TAX MAP SECTION

Olyn B. Wright L.S.
 VA-3390

WRIGHT

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT AND COMPLIES WITH MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

SIGNED:
 Olyn B. Wright P.L.S., Llc. No. 3390

