

I hereby certify that an accurate survey of the property was made on January 15, 2020 and that any encroachments are noted hereon. This survey was made without benefit of a title report and there may be encumbrances present that are not shown.

Carl E. Duncan

Carl E. Duncan, P.E., L.S.



Blanche and James Giles
DB 84 Pg 11

Blanche and Clarence Giles
DB 107 Pg 123

Roy Gene Raymond
DB 276 Pg 463

S53°50'45"W
461.83'

S54°23'56"W
214.64'

S82°24'37"W
283.17'

S70°30'02"W
248.53'

S71°26'24"W
96.51'

S53°26'09"W
183.07'

S79°12'38"W
90.12'

N21°53'39"W
633.20'

866.43'

Barn

283.6'

709.72'

N68°21'42"E
1669.12'

Parcel C-2

20' R/W to
SR 250

Plat Showing the
Physical Improvements
2055 Broad Street Road

Goochland County



C. E. Duncan & Associates, Inc.
2609 Rocky Oak Road
POWHEATAN, VIRGINIA 23139
(804) 588-8240 Fax (804) 588-9240
DATE: 1/15/21 SCALE: 1"=120'
DRAWN BY: CED JOB NO.: 21-0005