#F030031529 REV ADD RW TAKE KCR 10-01-03 1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE REV SCALE LETTERING INFORMATION PROVIDED BY LAWYERS TITLE INSURANCE CORPORATION, KCR 10-08-03 COMMITMENT NO. VE004287NL, RECEIVED SEPTEMBER 11, 2003. 2. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED POPLAR HALL PLANTATION AND WAS APPROXIMATELY SCALED FROM F.E.M.A. FLOOD MAPS. SECTION NO. 1 MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS (PB 17, PG 1-2) FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL. 3. THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE: X COMMUNITY NO.: 510201 PANEL: 50B DATED: 2/06/91 PIPE(F) FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. My SI S 21'47'28" LOCATION MAP - SCALE: 1" = 2.000'"SKIFFES" CREEK" 4. SOURCE DEED RECORDED IN DEED BOOK 54 AT PAGE 592. SAN MH.) -CENTERLINE CREEK 81.12 5. RIGHT-OF-WAY TAKING ON ROUTE 60 IS RECORDED IN Copyright ADC The Map People® DIN(S) Permitted Use No. 21202214 DEED BOOK 741 AT PAGE 54. LEGEND 218. 2 BROOKSIDE HAVEN HOME IRON PIN FOUND — PIN(F) BROOKSIDE PHASE IV IRON PIN SET - PIN(S) LOTS 50A THRU 84A MONUMENT FOUND - MON(F) (PB 43, PG 5) MONUMENT SET - MON(S) PAR. ID 5920300001A SAN MF PIPE(F) 20' PERMANENT **EASEMENT** (DB 140, PG 57) WOODED R=1,115.00'PARCEL / L=1.77' ROSE MARIE HALL L=279.83 159.83 (DB 54, PG 592) HERITAGE MOBILE HOME PARCEL III BROOKSIDE HAVEN HOME N 24°47'23" W 276.62 R=1,115.00' L=1.77' (DB 102, PG 343-347) (WB 10, PG 661) ROSE MARIE HALL BROOKSIDE PHASE III (PB 4, PG 5) PAR. ID 5920100003 (DB 54, PG 592) LOTS 28A THRU 49A PAR. ID 5920100005 (PB 41, PG 94) AREA = 308,989 SQ FT (WB 10, PG 661) RIGHT-OF-WAY DETAIL RAR. ID 5920300001A (PB 4, PG 5) NOT TO SCALE OR 7.093 AC PAR. ID 5920100004 AREA = 255,940 SQ FT OR 5.876 AC AREA = 598,363 SQ FT OR 13.737 AC WOODED BROOKSIDE HAVEN HOME BROOKSIDE PHASE 11 LOTS 10 THRU 27 THIS IS TO CERTIFY THAT ON SEPTEMBER 22, 2003, WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND (PB 41, PG 19) PHYSICAL IMPROVEMENTS ARE SHOWN ON THIS PLAT. THE IMPROVEMENTS NOTE: SEE SHEET PAR. ID 5920300001A STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO 2 OF 2 FOR ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN. BUILDING DETAILS PIN(S) MSA, P.C. BROOKSIDE PHASE I LOTS 1 THRU 9 #8820 8.21 0 (PB 40, PG 40) JETREY J. WERRETHER Z N 251214" W 225.97 DATED: SIGNED: N 59'10'59" W 128.32 N 24'53'30" W 3.57 10.63.03 #8838 1=326.09 RIGHT-OF-WAY DETAIL WOODED R=1,120.92 ELEC NOT TO SCALE N 52539'31" W TRANS PIN(S) 44.48 BOUNDARY SURVEY PIN(S) 1,142'± TO WISTERIA DRIVE -ROSE MARIE HALL PROPERTY L=281.60' AS DESCRIBED IN DB 158, PG 741. 16.02'-N 25°12'14" W 228.79 N 24'47'23" W `Ř=1115.00' 225.97 276.62 LOCATED IN THE JAMESTOWN DISTRICT N 24°53'30" W plN (SEE DETAIL) JAMES CITY COUNTY CURVE DATA OCTOBER 1, 2003 POCAHONTAS TRAIL $\Delta = 14^{\circ}28'14''$ (VAR. WIDTH R/W) (US RTE. 60) R=1,115.00' MSA, P.C R=1,115.00' L= 281.60' Landscape Architecture · Planning · Surveying L=1.77' PARCEL II T = 141.56Engineering · Environmental Sciences (SEE DETAIL) ROSE MARIE HALL City of Williamsburg & County of James City CHD = 280.865033 ROUSE DRIVE, VIRGINIA BEACH, VA 23462-3708 CHD BRG=N 32"16'00" W Circuit Court: This PLAT was recorded on 14 October 2003 (DB 54, PG 592) PHONE (757) 490-9264 · FAX (757) 490-0634 (WB 10, PG 661) at <u>//:44</u> AM/PM. PB ____ PG ___ (PB 4, PG 5) DOCUMENT # <u>03003/529</u> PAR. ID 5920100005A BETSY B. WOOLRIDGE, CLERK AREA = 33,435 SQ FT FB: CS 323, PG 25 & 32 OR 0.768 AC Retru D'Woodridge GRAPHIC SCALE JOB# 03066 DRWN. BY <u>KCR</u> 1" = 100'SHEET 1 OF 2 CHK'D. BY MAS DATE 10-01-03