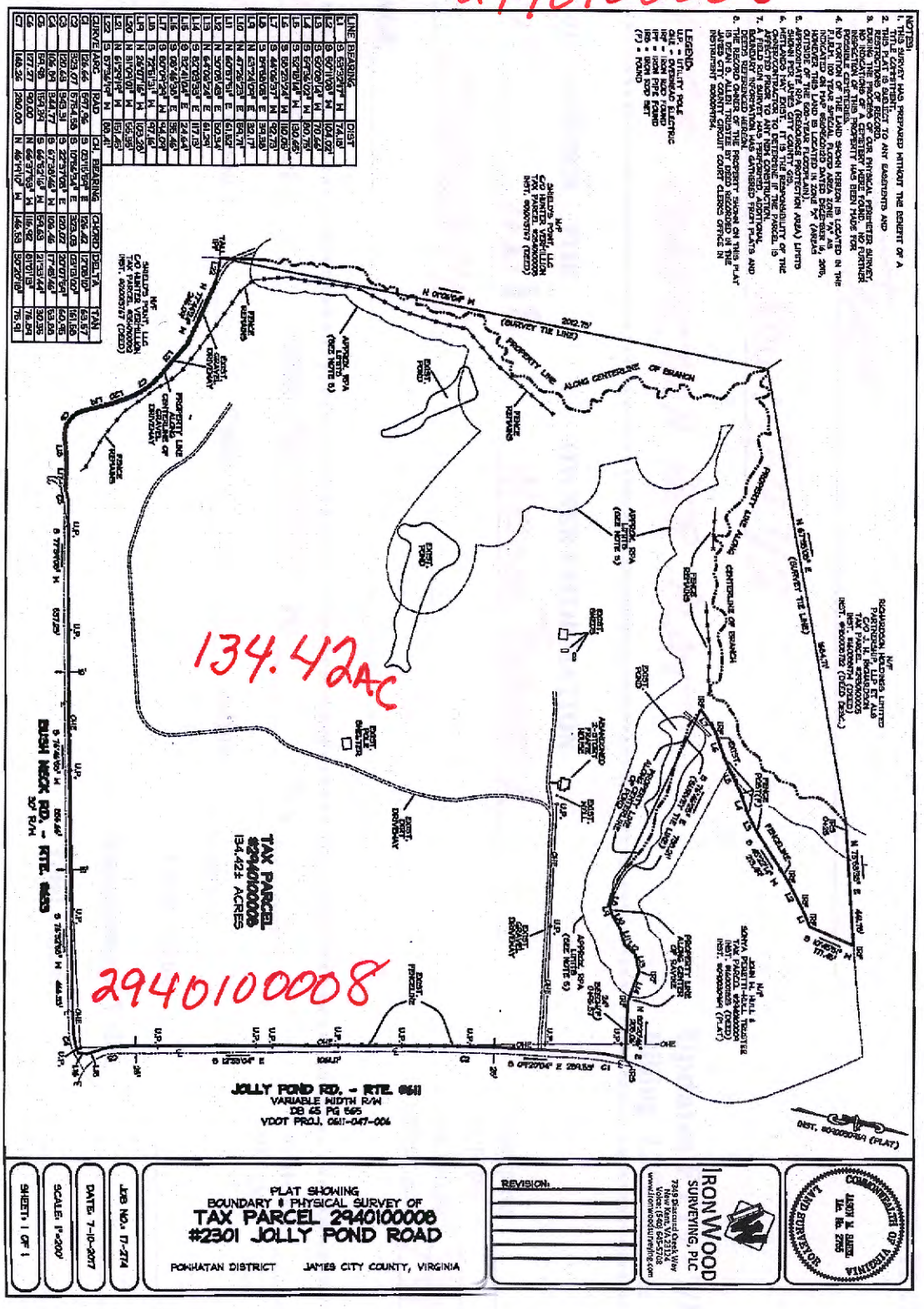
170023140

EXHIBIT "A"

2940100008


NOTES:
1. THIS SURVEY HAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
3. BASED ON THE RESULTS OF OUR PHYSICAL PROPERTY SURVEY AND OUR INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR UNDER OR ABOVE GROUND UTILITIES.
4. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN THE FLOOD PLAIN, 100 YEAR SPECIAL FLOOD AREA ZONE "AE" AS INDICATED ON FLOOD INSURANCE RATE MAP #5101010029D DATED DECEMBER 16, 2015, AND IS PARTIALLY LOCATED IN ZONE "X" (AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN).
5. APPROXIMATE RPA (RESOURCE PROTECTION AREA) LIMITS SHOWN HEREON.
6. WETLANDS MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO DETERMINE IF THE PARCEL IS CONSERVATION AREA.
7. A FIELD RUN SURVEY AND TOPOGRAPHY ADDITIONAL BOUNDARY INFORMATION HAS GATHERED FROM PLATS AND DEEDS.
8. THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS PLAT IS RYAN D. ALLEN TRUSTEE BY DEED RECORDED IN THE JAMES CITY COUNTY CLERKS OFFICE IN INSTRUMENT #080007747.

LEGEND:
UP = UTILITY POLE
OHE = OVERHEAD ELECTRIC
IPF = IRON PIPE FOUND
IRS = IRON ROD SET
(*) = FOUND

LINE	BEARING	DIST
L1	S 69°32'47" W	74.19'
L2	S 60°11'09" W	124.02'
L3	S 60°09'02" W	70.44'
L4	S 64°34'02" W	90.78'
L5	S 52°51'47" W	130.45'
L6	S 80°27'24" W	160.26'
L7	S 44°56'37" W	92.73'
L8	S 84°56'09" E	94.38'
L9	N 63°24'04" E	80.17'
L10	N 47°26'23" E	84.71'
L11	N 60°55'19" E	61.82'
L12	N 30°05'48" E	100.34'
L13	S 64°08'38" E	81.25'
L14	S 82°41'04" E	117.43'
L15	S 08°48'09" E	58.46'
L16	S 60°09'04" W	144.09'
L17	S 60°09'04" W	97.16'
L18	S 77°51'31" W	107.66'
L19	N 26°47'16" W	103.20'
L20	N 81°01'01" W	155.98'
L21	N 61°20'19" W	151.45'
L22	S 67°54'19" W	60.41'

CURVE	ARC	RAD	CH. BEARING	CHORD	DELTA	TAN
C1	264.46'	647.96'	S 00°16'54" E	262.62'	23°23'02"	133.97'
C2	523.07'	676.45'	S 10°54'54" E	509.03'	69°19'02"	161.86'
C3	220.43'	343.31'	S 22°57'06" E	216.72'	36°47'54"	114.09'
C4	164.14'	344.77'	S 67°39'46" W	162.59'	27°16'46"	83.86'
C5	154.36'	1154.36'	S 64°53'16" W	154.25'	7°39'44"	77.25'
C6	90.00'	N 44°37'53" W	116.42'	83°01'01"	76.84'	
C7	290.00'	N 46°41'0" W	146.53'	30°29'18"	75.01'	

PLAT SHOWING
BOUNDARY & PHYSICAL SURVEY OF
TAX PARCEL 2940100008
#2301 JOLLY POND ROAD
POWHATAN DISTRICT JAMES CITY COUNTY, VIRGINIA

REVISION:

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www.ironwoodsurveying.com

COMMONWEALTH OF VIRGINIA
LAND SURVEYOR
JUSTIN N. SUBER
LIC. NO. 2705

JOB NO.: 17-274
DATE: 7-10-2017
SCALE: 1"=200'
SHEET: 1 OF 1

12/7/17