

REVISION TO CONSERVATION EASEMENT AND NATURAL OPEN SPACE

LOT 24, SECTION V-B "BENT TREE" SECTION III
STONEHOUSE

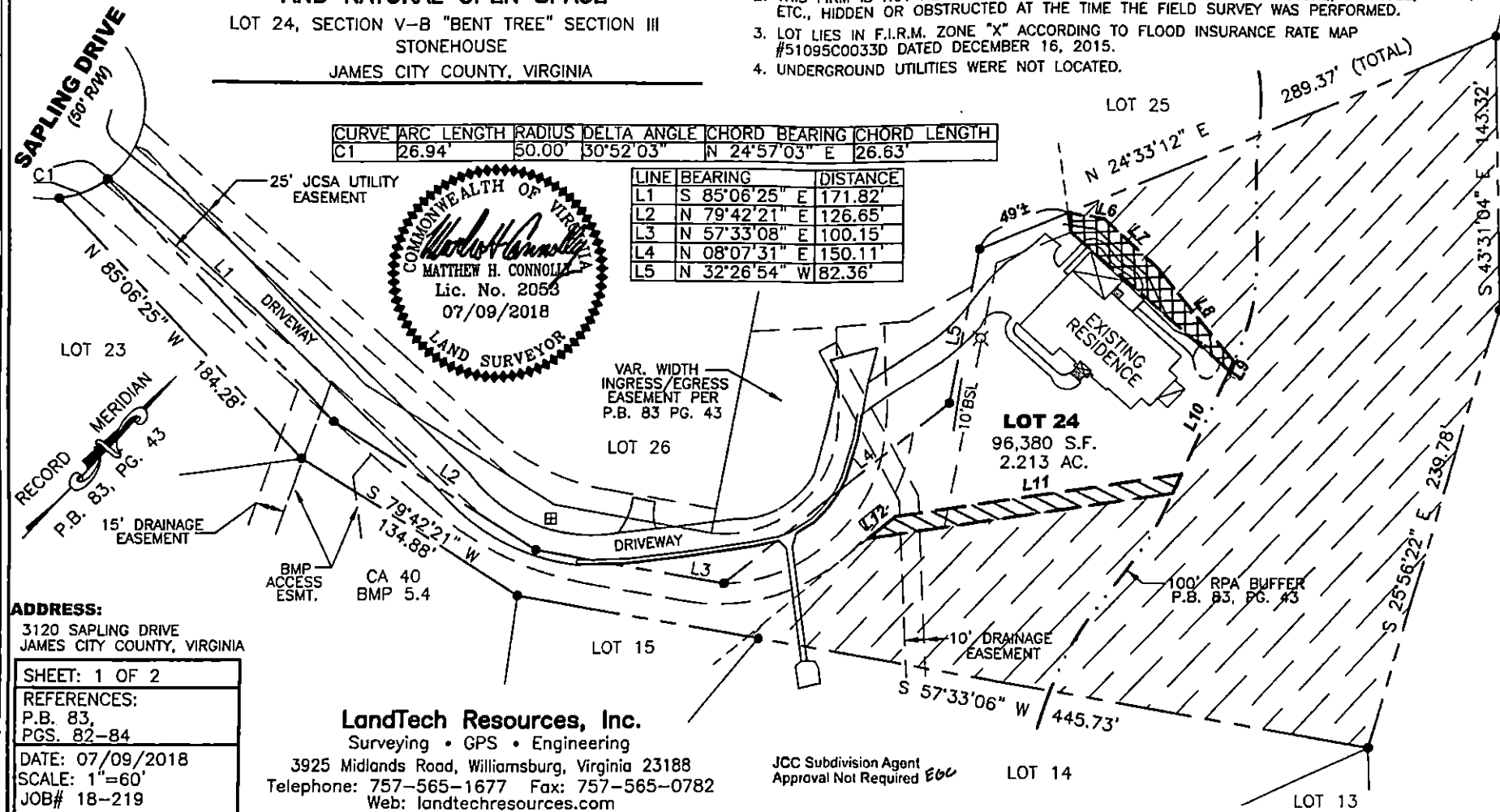
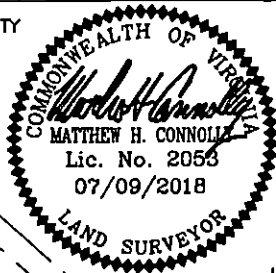
JAMES CITY COUNTY, VIRGINIA

NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 83 PGS. 42-44.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0033D DATED DECEMBER 16, 2015.
4. UNDERGROUND UTILITIES WERE NOT LOCATED.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	26.94'	50.00'	30°52'03"	N 24°57'03" E	26.63'

LINE	BEARING	DISTANCE
L1	S 85°06'25" E	171.82'
L2	N 79°42'21" E	126.65'
L3	N 57°33'08" E	100.15'
L4	N 08°07'31" E	150.11'
L5	N 32°26'54" W	82.36'



VAR. WIDTH
INGRESS/EGRESS
EASEMENT PER
P.B. 83 PG. 43

LOT 24
96,380 S.F.
2.213 AC.
L11

100' RPA BUFFER
P.B. 83, PG. 43

ADDRESS:
3120 SAPLING DRIVE
JAMES CITY COUNTY, VIRGINIA

SHEET: 1 OF 2

REFERENCES:
P.B. 83,
PGS. 82-84

DATE: 07/09/2018
SCALE: 1"=60'
JOB# 18-219

LandTech Resources, Inc.
Surveying • GPS • Engineering

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Web: landtechresources.com

JCC Subdivision Agent
Approval Not Required *EGC*

LOT 14

LOT 13