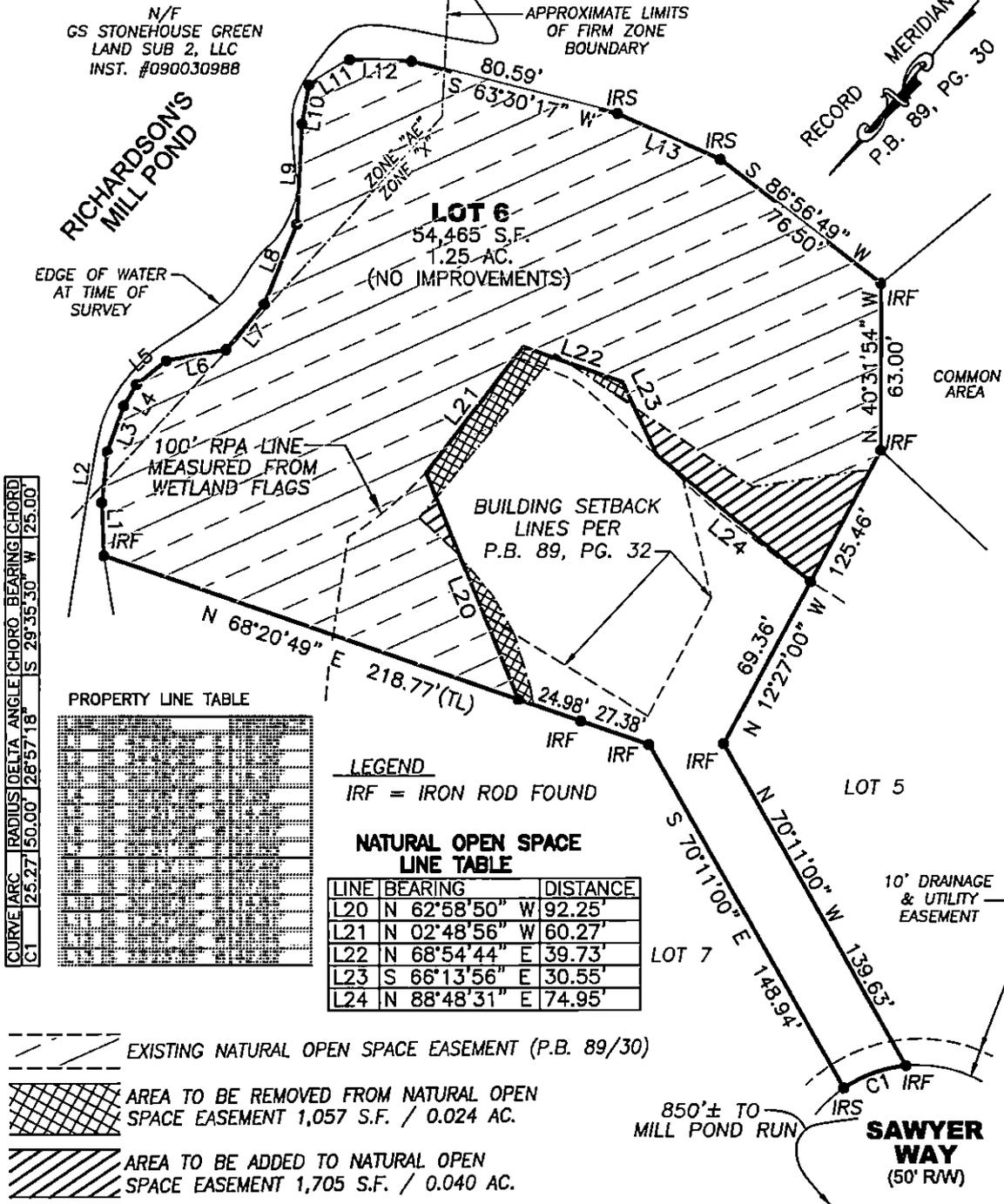


NOTES:

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. 89, PG. 29-33.
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. ZONES "AE" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0139D DATED DECEMBER 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.

ADDRESS:
3328 SAWYER WAY
JAMES CITY COUNTY, VA.



CURVE ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	25.27	50.00	28°57'18"	S 29°35'30" W 25.00'

PROPERTY LINE TABLE

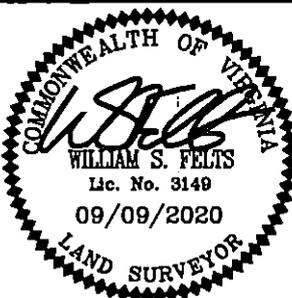
LINE	BEARING	DISTANCE
L1	N 68°20'49" E	218.77'(TL)
L2	N 62°58'50" W	92.25'
L3	N 02°48'56" W	60.27'
L4	N 68°54'44" E	39.73'
L5	S 66°13'56" E	30.55'
L6	N 88°48'31" E	74.95'
L7	N 70°11'00" W	139.63'
L8	N 70°11'00" E	148.94'
L9	S 70°11'00" E	148.94'
L10	N 12°27'00" W	69.36'
L11	N 40°31'54" W	63.00'
L12	S 86°56'49" W	76.50'
L13	S 63°30'17" W	80.59'
L14	S 63°30'17" W	80.59'
L15	S 63°30'17" W	80.59'
L16	S 63°30'17" W	80.59'
L17	S 63°30'17" W	80.59'
L18	S 63°30'17" W	80.59'
L19	S 63°30'17" W	80.59'
L20	N 62°58'50" W	92.25'
L21	N 02°48'56" W	60.27'
L22	N 68°54'44" E	39.73'
L23	S 66°13'56" E	30.55'
L24	N 88°48'31" E	74.95'

LEGEND
IRF = IRON ROD FOUND

NATURAL OPEN SPACE LINE TABLE

LINE	BEARING	DISTANCE
L20	N 62°58'50" W	92.25'
L21	N 02°48'56" W	60.27'
L22	N 68°54'44" E	39.73'
L23	S 66°13'56" E	30.55'
L24	N 88°48'31" E	74.95'

- - - - - EXISTING NATURAL OPEN SPACE EASEMENT (P.B. 89/30)
- [Cross-hatched] AREA TO BE REMOVED FROM NATURAL OPEN SPACE EASEMENT 1,057 S.F. / 0.024 AC.
- [Diagonal lines] AREA TO BE ADDED TO NATURAL OPEN SPACE EASEMENT 1,705 S.F. / 0.040 AC.



REFERENCES:
P.B. 89 PG. 29-33

DATE: 09/09/20
SCALE: 1"=50'
JOB# 20-286

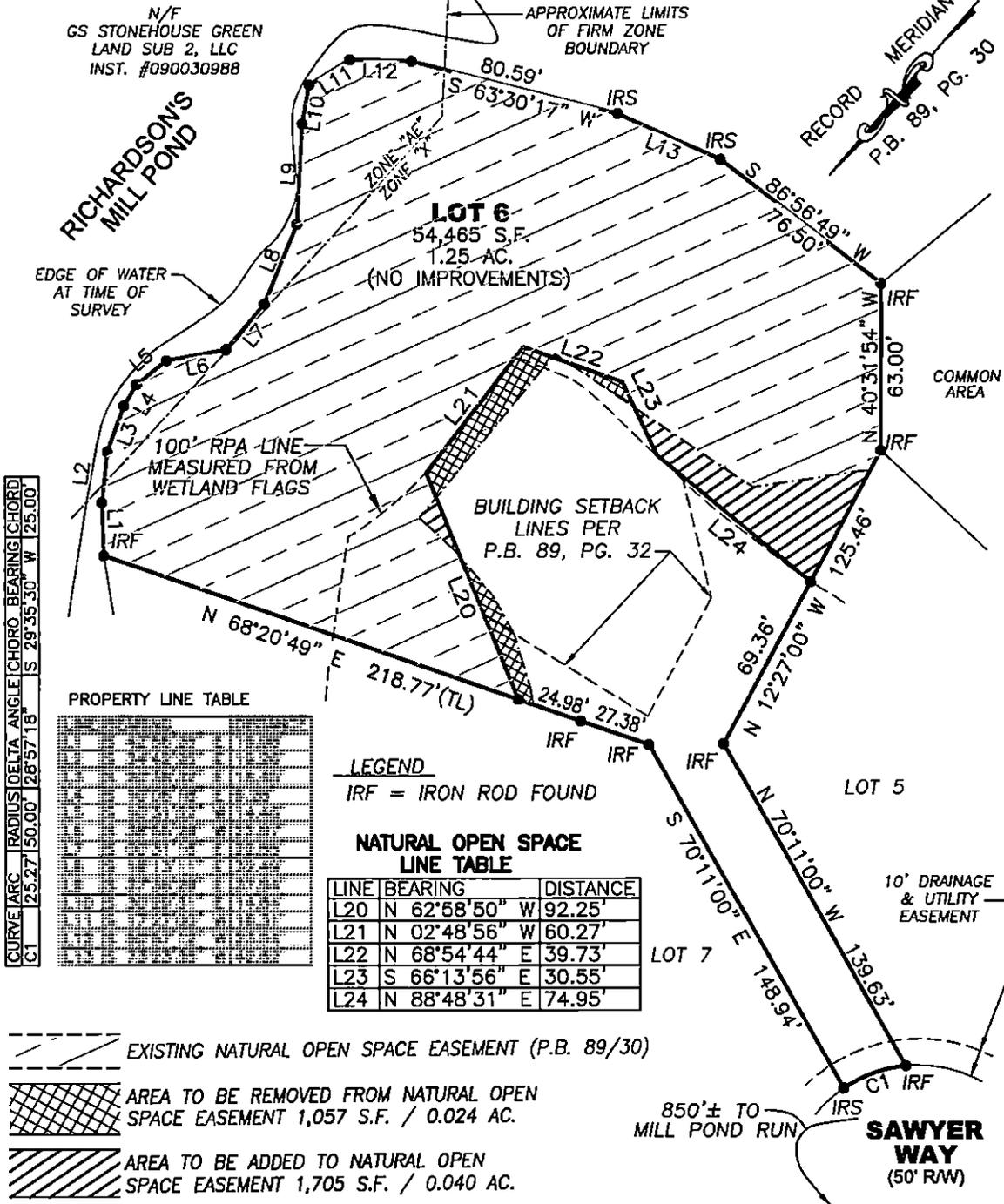
REVISION TO NATURAL OPEN SPACE EASEMENT
LOT 6, SECTION 2
RICHARDSON'S MILL
JAMES CITY COUNTY VIRGINIA

LandTech Resources, Inc.
ENGINEERING & SURVEYING CONSULTANTS
205 E Bulifants Blvd., Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com

NOTES:

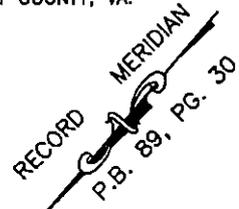
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 89, PG. 29-33.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOT LIES IN F.I.R.M. ZONES "AE" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0139D DATED DECEMBER 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.

ADDRESS:
3328 SAWYER WAY
JAMES CITY COUNTY, VA.



N/F
GS STONEHOUSE GREEN
LAND SUB 2, LLC
INST. #090030988

APPROXIMATE LIMITS
OF FIRM ZONE
BOUNDARY



EDGE OF WATER
AT TIME OF
SURVEY

LOT 6
54,465 S.F.
1.25 AC.
(NO IMPROVEMENTS)

100' RPA LINE
MEASURED FROM
WETLAND FLAGS

BUILDING SETBACK
LINES PER
P.B. 89, PG. 32

COMMON
AREA

CURVE ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	25.27	50.00	28°57'18"	25.00
			S 29°35'30"	W 25.00

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 68°20'49"	E 218.77'(TL)
L2	N 62°58'50"	W 92.25'
L3	N 02°48'56"	W 60.27'
L4	N 68°54'44"	E 39.73'
L5	S 66°13'56"	E 30.55'
L6	N 88°48'31"	E 74.95'
L7	N 70°11'00"	W 139.63'
L8	N 70°11'00"	E 148.94'
L9	S 70°11'00"	E 148.94'
L10	N 12°27'00"	W 125.46'
L11	N 40°31'54"	W 63.00'
L12	S 86°56'49"	W 76.50'
L13	S 63°30'17"	W 80.59'
L14	S 63°30'17"	W 80.59'
L15	S 63°30'17"	W 80.59'
L16	S 63°30'17"	W 80.59'
L17	S 63°30'17"	W 80.59'
L18	S 63°30'17"	W 80.59'
L19	S 63°30'17"	W 80.59'
L20	N 62°58'50"	W 92.25'
L21	N 02°48'56"	W 60.27'
L22	N 68°54'44"	E 39.73'
L23	S 66°13'56"	E 30.55'
L24	N 88°48'31"	E 74.95'

LEGEND
IRF = IRON ROD FOUND

**NATURAL OPEN SPACE
LINE TABLE**

LINE	BEARING	DISTANCE
L20	N 62°58'50"	W 92.25'
L21	N 02°48'56"	W 60.27'
L22	N 68°54'44"	E 39.73'
L23	S 66°13'56"	E 30.55'
L24	N 88°48'31"	E 74.95'

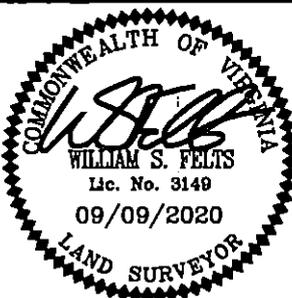
EXISTING NATURAL OPEN SPACE EASEMENT (P.B. 89/30)

AREA TO BE REMOVED FROM NATURAL OPEN SPACE EASEMENT 1,057 S.F. / 0.024 AC.

AREA TO BE ADDED TO NATURAL OPEN SPACE EASEMENT 1,705 S.F. / 0.040 AC.

850'± TO
MILL POND RUN

**SAWYER
WAY**
(50' RW)



REFERENCES:
P.B. 89 PG. 29-33

DATE: 09/09/20
SCALE: 1"=50'
JOB# 20-286

REVISION TO NATURAL OPEN SPACE EASEMENT
LOT 6, SECTION 2
RICHARDSON'S MILL

JAMES CITY COUNTY VIRGINIA

LandTech Resources, Inc.
ENGINEERING & SURVEYING CONSULTANTS
205 E Bulifants Blvd., Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com