NOTES: THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN INST#160011190. 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. LOT LIES IN F.I.R.M. ZONES "X" & "X"(0.2%) ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0201D DATED DECEMBER 16, 2015. 4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY. 5. UNOERGROUND UTILITIES WERE NOT LOCATED. EXISTING CONSERVATION EASEMENT (INST. #130013878) 🔀 AREA TO BE REMOVED FROM CONSERVATION EASEMENT 644 S.F. / 0.015 AC. AREA TO BE ADDED TO CONSERVATION EASEMENT 644 S.F. / 0.015 AC. N/F SMOKEHOUŚE LANE, LLC IRF INST. #190016942 S 53'37'11" E DRAINAGE EASEMENT **IRF** EXISTING > CONSERVATION CONCRETE SWALE //EASEMENT/ 'INST. #130013878' BRICK PAD FIRE PIT LOT 162 \square 50 10 6.20 3 STORY VINYL ດ໌ FRAME **FENCE** 6.20 RESIDENCE **APPROXIMATE** LOCATION OF LOT 164 F.I.R.M. ZONE 18,0 **BOUNDARY** ZONE "X" (0.2%)21.0 38.2 ZONE "X" 15.9'\\\35'\SBL 20' DRAINAGE 46. Ó **LOT 163** -EASEMENT > 36 15,522 SQ. FT. 0.356 AC. IRF S 73'39'10 E 100.00 ĪRF LEGEND CURRENT OWNER: MOONLIGHT POINT H WATER METER CHARLES D. & ASHLEY M. PEEBLES (50' R/W) INST, #180018666 0 SEWER CLEAN OUT PARCEL ID: 4741300163 HVAC UNIT \square 2235 MOONLIGHT POINT **TRANSFORMER** RANS WILLIAMSBURG, VA 23185 **IRF** = IRON ROD FOUND REFERENCES: REVISION TO CONSERVATION EASEMENT INST#160011190 LOT 163, SECTION 6 **PELEG'S POINT** JAMES CITY COUNTY **VIRGINIA** PETER FARRELL DATE: 08/06/20 LandTech Resources, Inc. Lic. No. 2036 SCALE: 1"=30' 08/06/2020 Engineering and Surveying Consultants JOB# 20-269 205 E Bulifants Blvd., Williamsburg, Virginia 23188 Telephone: 757-565-1677 Fax: 757-565-0782 Web: landtechresources.com ND SURV CAD File 20-269.dwa