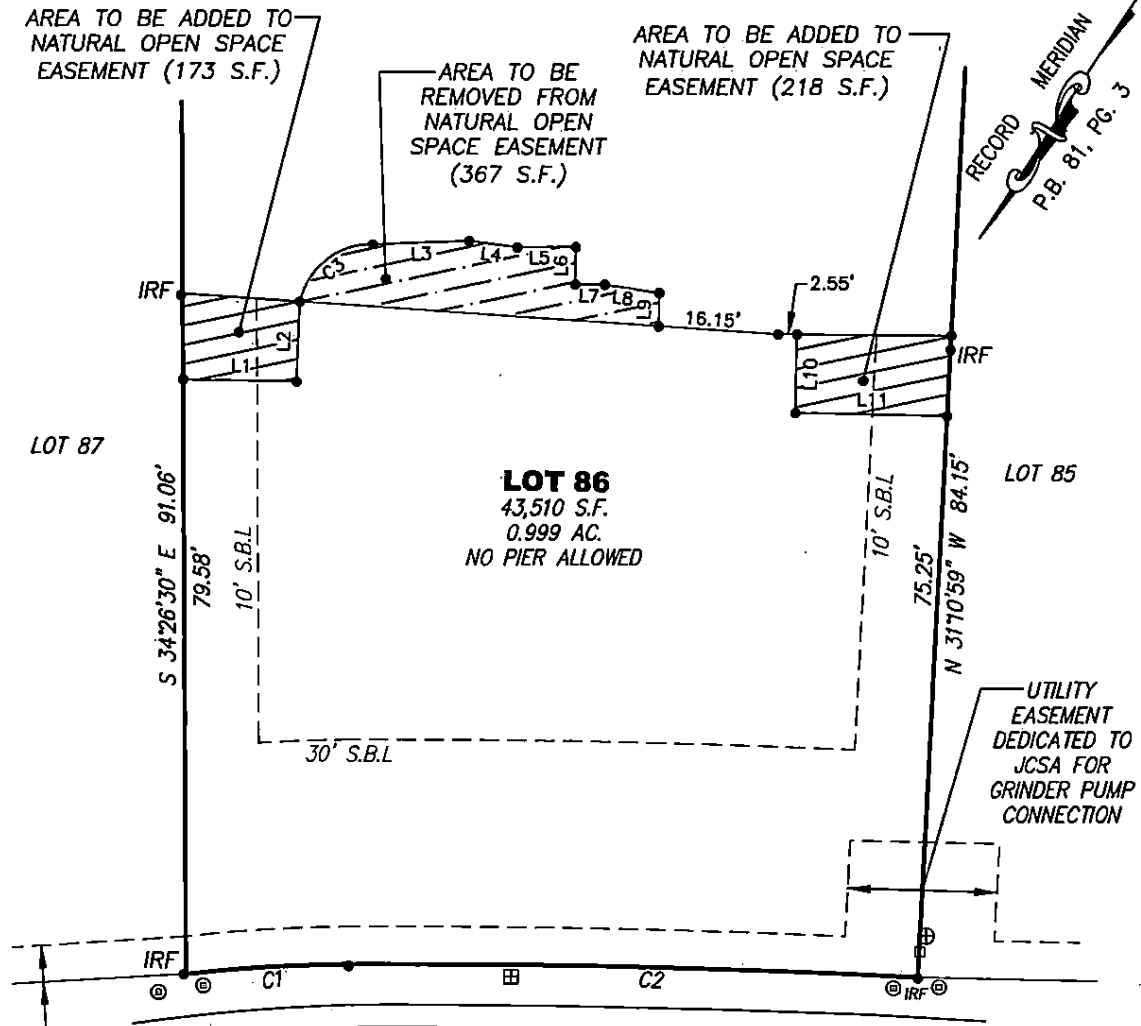


NOTES:

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. 81, PG. 1-3.
2. THIS PLAT IS INTENDED TO SHOW A REVISION TO THE NATURAL OPEN SPACE ONLY AND DOES NOT REPRESENT A CURRENT FIELD SURVEY OF THE PROPERTY SHOWN HEREON.
3. THE LOCATION OF THE IMPROVEMENTS ARE BASED ON A CURRENT FIELD SURVEY DATED 4/7/2022.

LINE	BEARING	DISTANCE
L1	N 56°54'38" E	15.33'
L2	N 31°47'45" W	10.71'
L3	N 53°40'14" E	13.07'
L4	S 63°23'56" W	6.55'
L5	N 55°27'16" E	7.90'
L6	S 33°04'51" E	5.00'
L7	N 56°19'43" E	3.96'
L8	N 64°22'19" E	7.43'
L9	S 33°04'51" E	4.43'
L10	N 32°54'24" W	10.54'
L11	S 56°55'42" W	20.32'

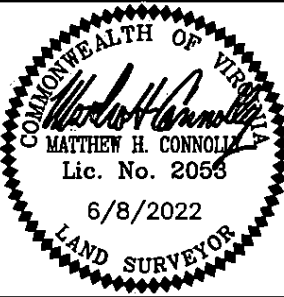
OWNER:
 BLUE RIDGE CUSTOM HOMES
 INST. 210021031
 PIN: 4732400086
 PROPERTY ADDRESS:
 4404 LANDFALL DRIVE
 WILLIAMSBURG, VA 23185



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.08'	200.00'	6°19'27"	N 53°21'51" E	22.08'
C2	76.69'	1320.00'	3°19'44"	N 58°11'29" E	76.68'
C3	13.49'	10.00'	77°18'36"	N 19°11'53" E	12.49'

LEGEND

- ⊕ WATER METER
- ⊙ SEWER CLEAN OUT
- ⊕ CABLE PEDESTAL
- ⊠ TELEPHONE PEDESTAL
- IRF = IRON ROD FOUND



REFERENCES:
 P.B. 81, PG. 1-3

DATE: 6/8/22
 SCALE: 1"=20'
 JOB# 22-094
 CAD File
 22-094-ESMNT.dwg

EXHIBIT OF LOT 86, PHASE 4,
 SHOWING NATURAL OPEN SPACE EASEMENT REVISION
LANDFALL AT JAMESTOWN
 For:
BLUE RIDGE CUSTOM HOMES
 JAMES CITY COUNTY VIRGINIA

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