EXHIBIT COMMON OPEN SPACE #3
FOREST GLEN, SEC. 5, PH. 1 S 18'26'03" W -- 75.00' IPF 1' CONC. <sub>10.3</sub>° (over) RETAINING 2HED 10 GRAVEL 12.5 B\$L 140.73 LOT 8 10,806 S.F. LOT 7 LOT 9 SECTION 5A ليا VEPC0 SECTION 5A TRANSF. 75.52'40" 15.4 CONC. 19,2 40.4 1-STORY 75'08'27" BRICK & FRAME RESIDENCE #206 9.6 40,2 CONC 12.5 TEL. gg 5 BOX TO FOREST GLEN DRIVE Ŕ ₽ CTV GRĂVEL CO. R=435.00' TO TARA COURT -ARC=51.56" R=385.00' IPF ARC=23.44" MILDRED DRIVE 50' R/W NOTE: UNDERGROUND UTILITIES THIS IS TO CERTIFY THAT ON MAY 1, 2023 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND F.I.R.M. ZONE X FOUND THE PROPERTY LINES TO BE CORRECT AS SHOWN. MAP PANEL #51095C0108D THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY DATE OF F.I.R.M. 12/16/2015 ACCROSS THE LINES EXCEPT AS SHOWN. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD. THIS SURVEY WAS DONE WITHOUT BENEFIT OF A CURRENT #206 MILDRED DRIVE TITLE REPORT. PLAT OF THE PROPERTY OF NICHOLAS P. BURNS & LAUREN M. BURNS DAVID P. CAMPBELL, C.L.S. 1419B LOT 8 LEGEND FOREST GLEN \$ 1.P.F. BROW ROOD FOUND \$ 1.P.F. BROW PEPE FOUND SECTION 5A BROW ROD SET C.M.F. CONCRETE NOMINENT PROPERTY LINE JAMES CITY COUNTY, VIRGINIA DAVID P. CAMPBELL --- EASEWENT LINE BUILDING SETBACK LINE CAMPBELL LAND SURVEYING, INC. PLAT REFERENCE 5/2/23 P.B. 33 PG. 34 P.O. BOX 855, YORKTOWN, VA. 23692 (757) 890-0837 DATE: 5/2/2023 F.B 522, PG. 68 SCALE: 1"=25" JOB NO.: 23-0117