

**NOTES:**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN INST.#020019595.
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 10/17/2022.

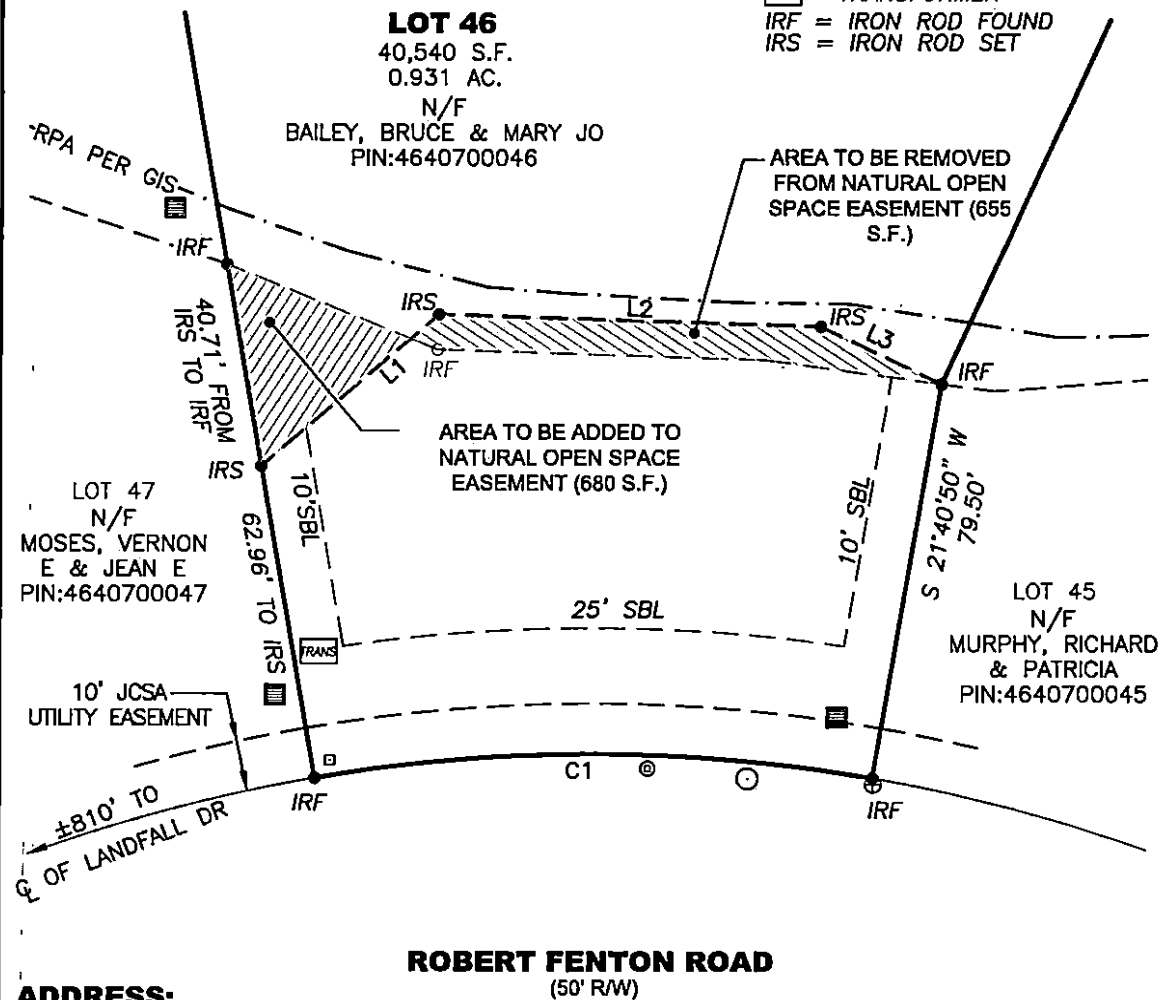
RECORD MERIDIAN  
 INST.#020019595

LINE	BEARING	DISTANCE
L1	N 61°24'23" E	46.36'
L2	S 76°20'25" E	75.92'
L3	S 52°39'44" E	26.5'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	112.09'	325.00'	19°45'42"	N 78°04'04" W	111.54'

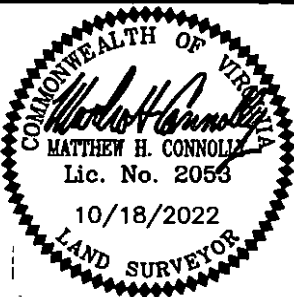
**LEGEND**

- ⊙ SEWER CLEAN OUT
- ⊕ CABLE PEDESTAL
- ⊠ TELEPHONE PEDESTAL
- SANITARY SEWER MANHOLE
- TRANS TRANSFORMER
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET



**ADDRESS:**  
 2536 ROBERT FENTON  
 JAMES CITY COUNTY, VIRGINIA

**ROBERT FENTON ROAD**  
 (50' R/W)



**REFERENCES:**  
 INST.0200195595

**DATE:** 10/18/22  
**SCALE:** 1"=30'  
**JOB#** 22-325  
**CAD File** 22-325.dwg

EXHIBIT OF LOT 46, PHASE FIVE,  
 LANDFALL AT JAMESTOWN  
 SHOWING NATURAL OPEN SPACE EASEMENT REVISION  
 For:  
**BRUCE AND MARY JO BAILEY**  
 JAMES CITY COUNTY VIRGINIA

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