

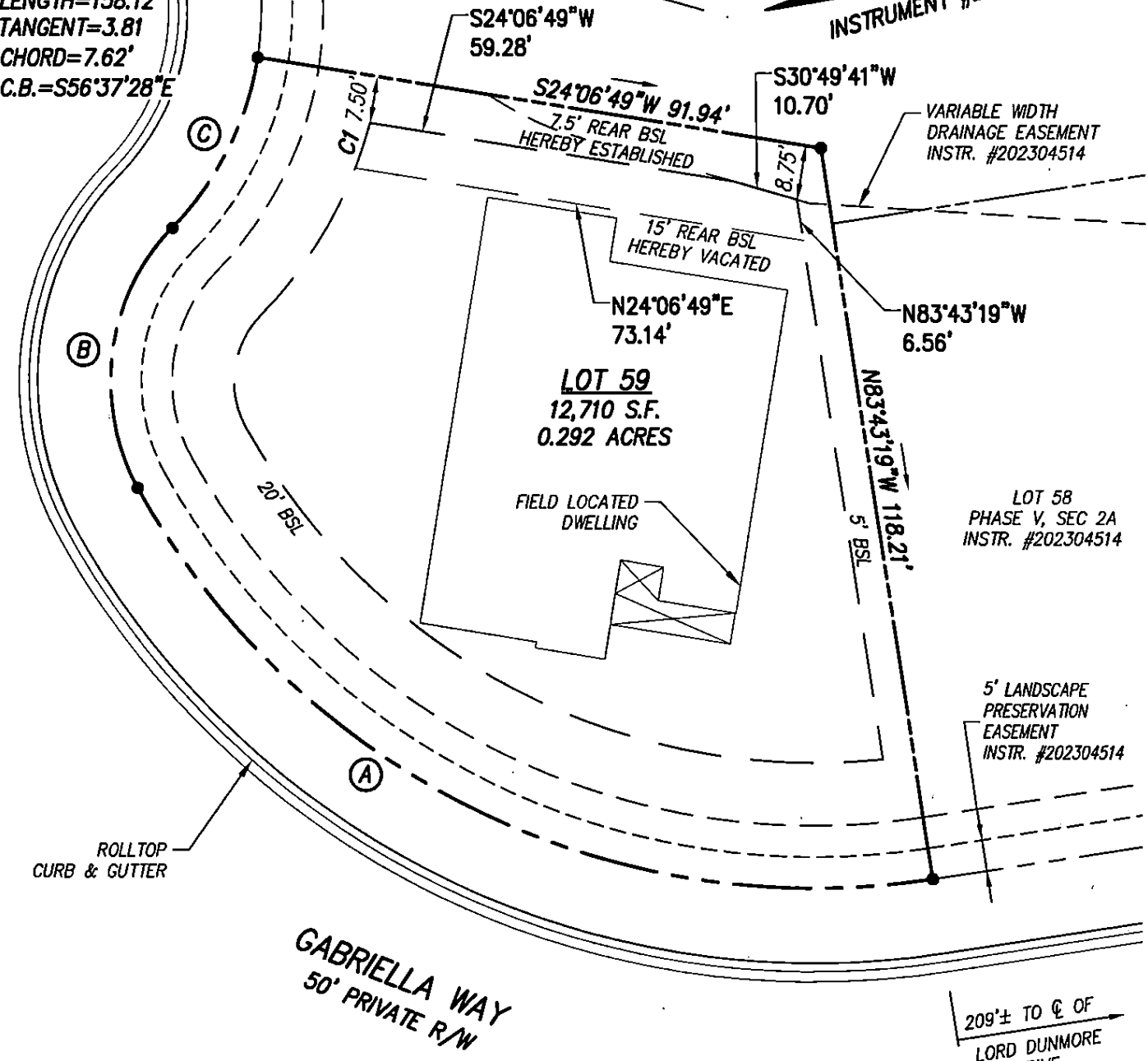
CURVE "C1" DATA

DELTA=6°13'23"
 RADIUS=70.00'
 LENGTH=158.12'
 TANGENT=3.81
 CHORD=7.62'
 C.B.=S56°37'28"E

10' PUBLIC UTILITY EASEMENT
 INSTR. #202304514

COMMON OPEN SPACE #6
 (COS#6) PHASE V, SEC 2A
 INSTR. #202304514

RECORD MERIDIAN
 INSTRUMENT #202304514



LEGEND:
 BSL= BUILDING SETBACK LINE

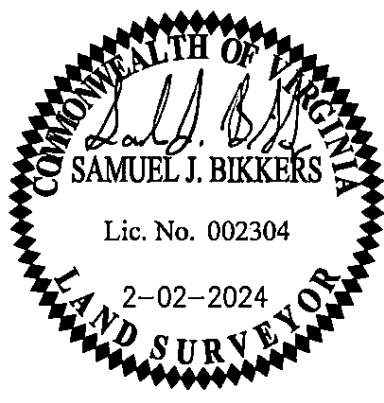
CURVE "A" DATA
 DELTA=69°31'59"
 RADIUS=125.00'
 LENGTH=151.70'
 TANGENT=86.77'
 CHORD=142.56'
 C.B.=N41°02'41"E

CURVE "B" DATA
 DELTA=73°46'01"
 RADIUS=35.00'
 LENGTH=45.06'
 TANGENT=26.26'
 CHORD=42.01'
 C.B.=S67°18'18"E

CURVE "C" DATA
 DELTA=35°27'54"
 RADIUS=50.00'
 LENGTH=30.95'
 TANGENT=15.99'
 CHORD=30.46'
 C.B.=S48°09'15"E

PARCEL ID #3111400059
 STREET ADDRESS: #5018 GABRIELLA WAY

- NOTES:
- THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #51095C0108D EFFECTIVE DATE 12/16/15.
 - THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.



**PLAT OF SETBACK LINE ADJUSTMENT
 LOT 59 COLONIAL HERITAGE
 PHASE V, SECTION 2A**

PREPARED FOR
 BRUCE A. & MARCY F. MACDONALD

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB / SDC Scale: 1" = 25'
 Project Number: 26492 Date: 02-02-2024



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