



AREA OF LOT 35

40,639 S.F.
0.933 ACRES

(PLAT BOOK 77, PAGE 25)

NOTES:

1. THIS PLAT IS BASED ON PREVIOUS SURVEYS BY AES. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.

2. THIS PROPERTY LIES IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND ZONE AE (EL. 8 (NAVD83)). BASE FLOOD ELEVATIONS DETERMINED, PERVA. F.L.M. #J010500182D FOR JAMES CITY COUNTY, VIRGINIA, MAP REVISED DECEMBER 16, 2015.

3. THE LOCATION OF THE EXISTING DWELLING IS BASED ON A FOUNDATION SURVEY DATED 7/20/2023.

PROPERTY NOW OR FORMERLY STANDING IN THE NAME OF
GREGORY T. GRIFLIN, TRUSTEE AND KARIN A. RHODES, TRUSTEE
INSTRUMENT #202409939

PARCEL ID #473240035
STREET ADDRESS #4576 LANDFALL DRIVE

RESOURCE PROTECTION
BUFFER (RPA) TAKEN
FROM JCC GIS MAPPING

LINE TABLE		
LINE	BEARING	LENGTH
L1	S25.29.08"E	19.00'
L2	S64.30.52"W	5.00'
L3	S25.29.08"E	12.50'
L4	S64.30.52"W	18.60'
L5	N25.29.08"W	15.60'
L6	N64.30.52"E	13.10'
L7	N25.29.08"W	3.50'
L8	N64.30.52"E	5.50'
L9	N25.29.08"W	11.49'

LEGEND

IRF= IRON ROD FOUND
IPF= IRON PIPE FOUND
BSL= BUILDING SETBACK LINE
HOA= HOMEOWNERS ASSOCIATION
P.B.= PLAT BOOK
PG.= PAGE

Lic. No. 002304

11-05-2024

14

BOOK

EXHIBIT

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Hampton Roads | Central Virginia | Middle Peninsula

LOT 35, PHASE FOUR
LANDFALL AT JAMESTOWN
PREPARED FOR: GREG GRIFFIN

ROBERTS DISTRICT

VIRGINIA

Project Contacts: SJB / SDC

Books	Date
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Event Title

SHUMING NATURAL OILS
CHOICE FAVORITE

REVISION

COLL

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CT