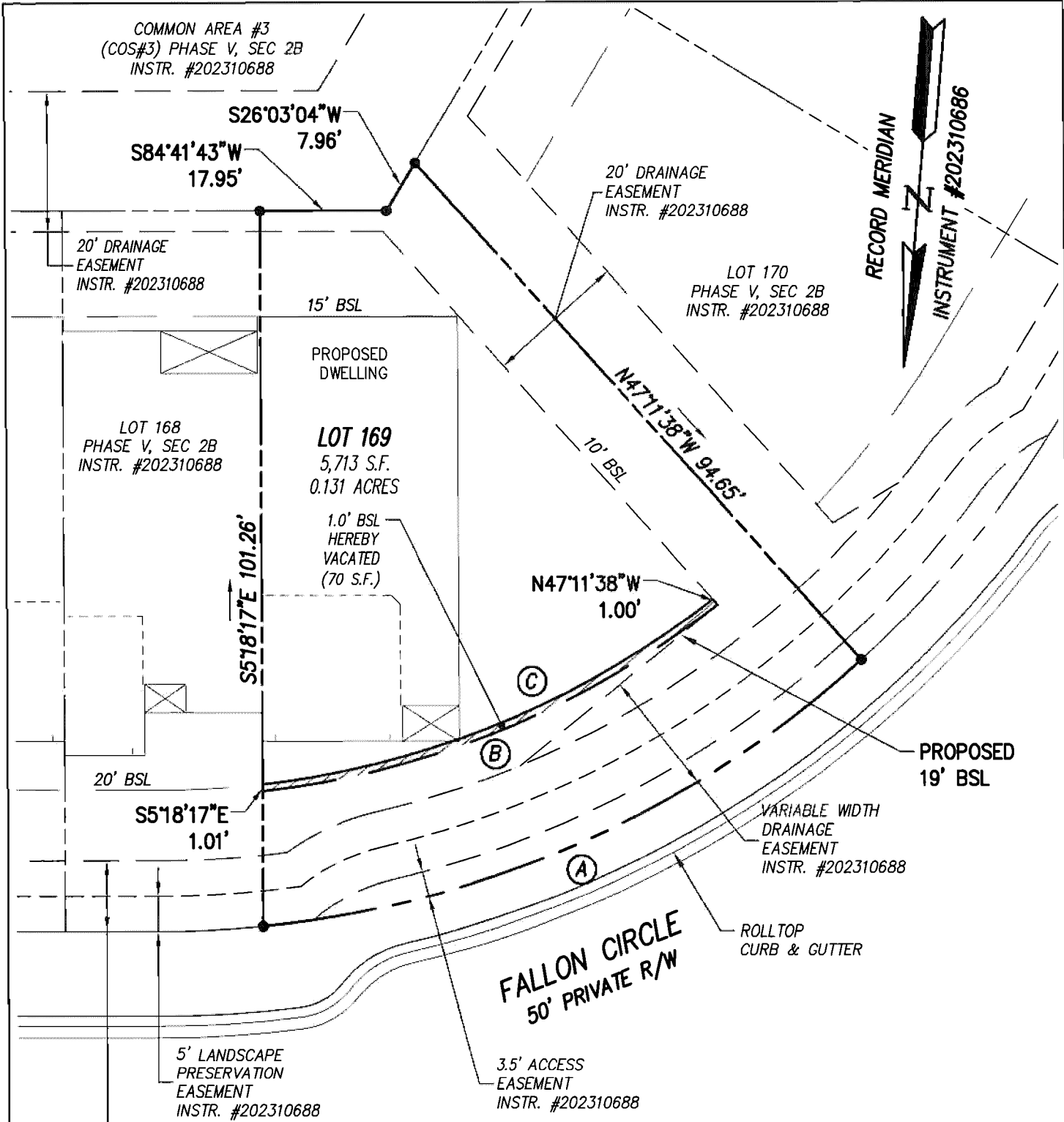
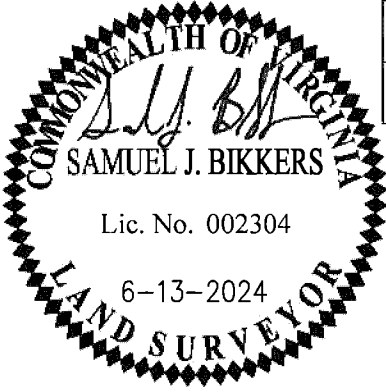




LEGEND:
BSL= BUILDING SETBACK LINE



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
A	36°12'00"	150.00'	94.77'	49.03'	93.20'	N60°54'22"E
B	30°59'37"	131.00'	70.86'	36.32'	70.00'	N62°40'51"E
C	30°54'34"	130.00'	70.13'	35.94'	69.28'	S62°40'21"W

PARCEL ID #3111400169
STREET ADDRESS: #2176 FALLON CIRCLE

- 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 169 COLONIAL HERITAGE
PHASE V, SECTION 2B

PREPARED FOR
LENNAR HOMES

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB / SDC
Project Number: W09310-12-TH169

Scale: 1" = 20'
Date: 06-13-2024



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