

NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 59, P.G. 57-58.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC, HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOT LIES IN F.I.R.M ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0182D DATED DECEMBER 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.

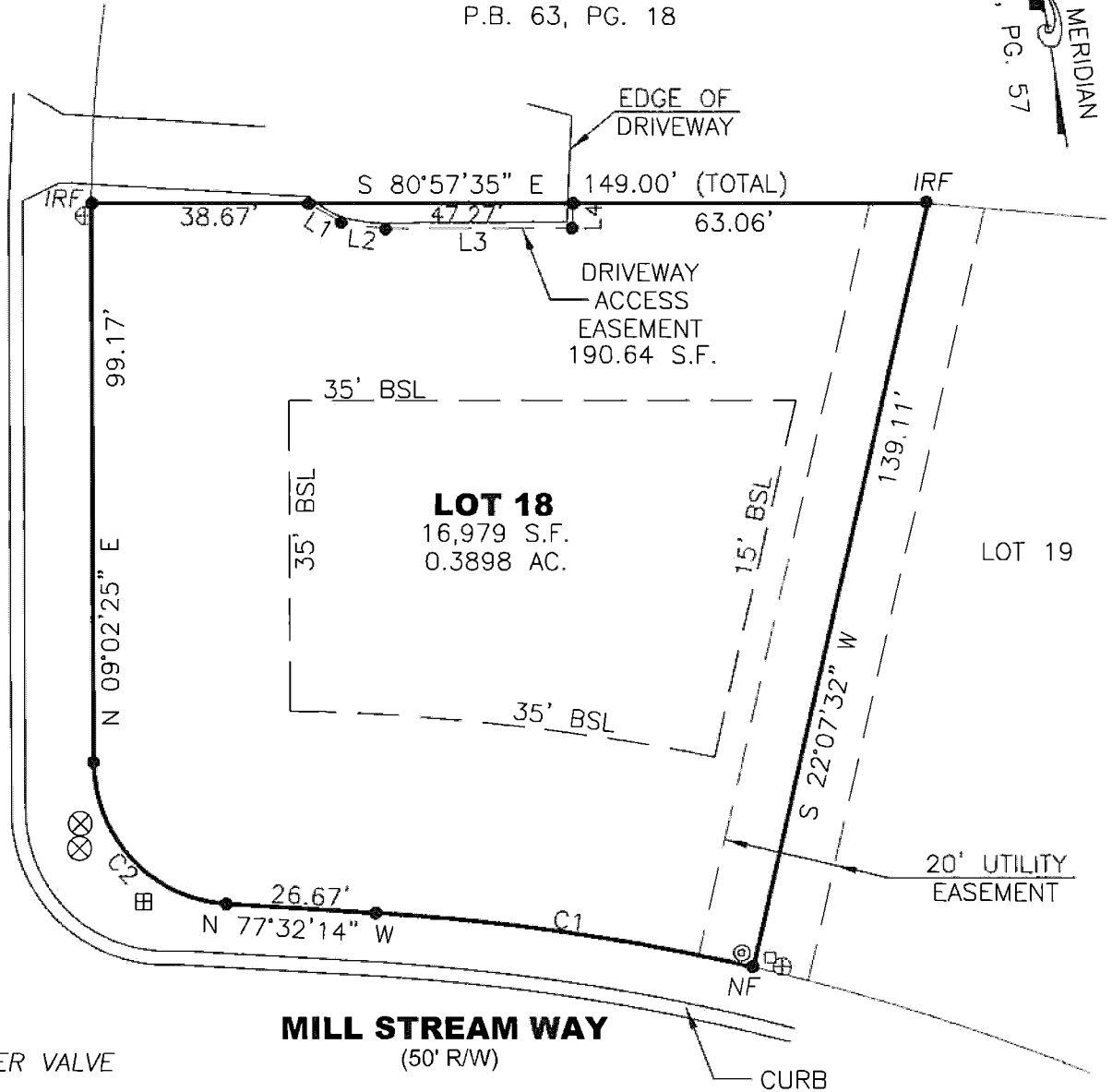
ADDRESS:

116 MILL STREAM WAY
JAMES CITY COUNTY, VIRGINIA

LOT 1
SETTLER'S MILL, SECTION 4
P.B. 63, PG. 18

RECORD
MERIDIAN
P.B. 59, PG. 57

HOLLY GROVE
(50' R/W)



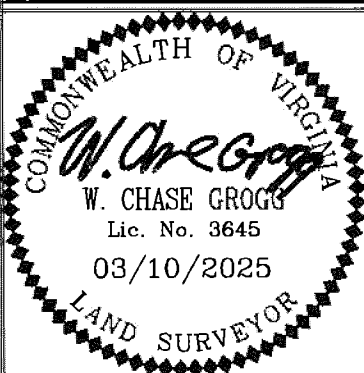
LEGEND

- ⊗ WATER VALVE
⊕ CABLE PEDESTAL
⊞ WATER METER
□ TELEPHONE PEDESTAL
⊙ SEWER CLEAN OUT
IRF = IRON ROD FOUND
NF = NAIL FOUND

DRIVEWAY ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 50°52'39" E	6.73'
L2	S 72°26'56" E	7.94'
L3	S 81°13'59" E	33.38'
L4	N 11°45'39" E	4.40'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	404.16'	68.16'	68.19'	N 72°42'20" W	9°40'42"
C2	25.00'	37.78'	34.29'	N 34°14'43" W	86°35'02"



REFERENCES:

P.B. 59,
PG 57-58

DATE: 03/10/25
SCALE: 1"=30'
JOB# 25-073
CAD File
25-073.dwg

EXHIBIT FOR DRIVEWAY ACCESS EASEMENT OF
LOT 18, SECTION 3A
SETTLERS MILL AT JAMESTOWN
TO BENEFIT
LOT 1

JAMES CITY COUNTY

VIRGINIA

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