

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. 89, PG. 29-33.
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" AND ZONE "AE" (ELEV 7) ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0041D DATED 10-21-21.

LINE	BEARING	DIST.
LE1	S 40°05'50" E	10.61'
LE2	S 69°27'28" W	6.90'
LE3	S 40°05'50" E	33.78'
LE4	S 78°48'37" E	25.77'
LE5	S 45°36'32" E	14.04'
LE6	S 12°53'31" W	30.61'
LE7	S 21°17'53" E	10.57'
LE8	S 23°11'01" E	8.17'
LE9	S 31°20'24" E	16.20'
LE10	S 42°13'38" E	11.60'
LE11	S 51°39'39" E	12.39'

