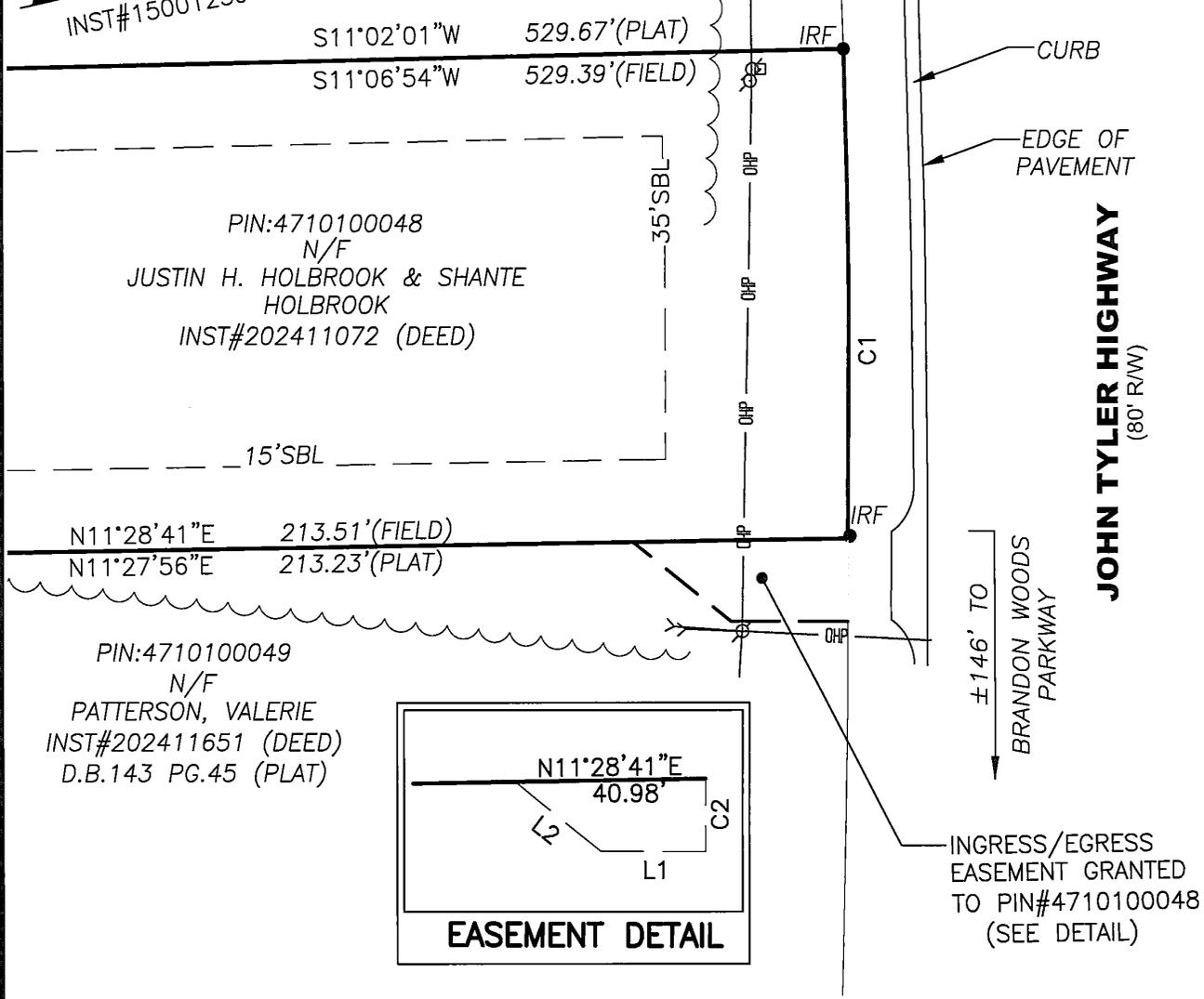


NOTES:

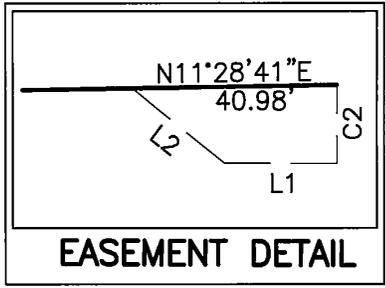
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS AFFECTING THE SUBJECT PROPERTY.

RECORD MERIDIAN
INST#150012396



PIN:4710100048
N/F
JUSTIN H. HOLBROOK & SHANTE
HOLBROOK
INST#202411072 (DEED)

PIN:4710100049
N/F
PATTERSON, VALERIE
INST#202411651 (DEED)
D.B.143 PG.45 (PLAT)



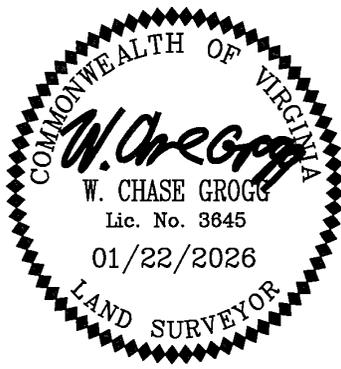
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	88.66' (FIELD) / 89.41' (PLAT)	2018.93'	2°30'58"	S78°06'23"E	88.65'
C2	15.00'	2824.79'	0°16'00"	S77°32'49"E	15.00'

LEGEND	
— DHP —	OVERHEAD UTILITY
⊙	UTILITY POLE
— <	GUY WIRE
IRF	IRON ROD FOUND
□	TELEPHONE PEDESTAL
—	FENCE

LINE	BEARING	DISTANCE
L1	N12°34'03"E	22.35'
L2	N49°52'52"E	23.46'

PLAT SHOWING EASEMENT
TO BE GRANTED TO
TAX PARCEL #4710100048
FOR
INGRESS/EGRESS

JAMES CITY COUNTY VIRGINIA
DATE: 1/22/2026 SCALE: 1" = 30'



LRI
LANDTECH
RESOURCES, INC.
ENGINEERING & SURVEYING CONSULTANTS
205 Bulfants Blvd., Suite E, Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF
JAMES CITY CIRCUIT COURT.
INSTRUMENT 202601774 _____, 20____.
RECORDED IN THE CLERK'S OFFICE OF _____, 20____.
WMSBG/JAMES CITY CIRCUIT ON _____
FEBRUARY 13, 2026 AT 02:36 PM _____ AM/PM
ELIZABETH E. O'CONNOR, CLERK
RECORDED BY: SPA