

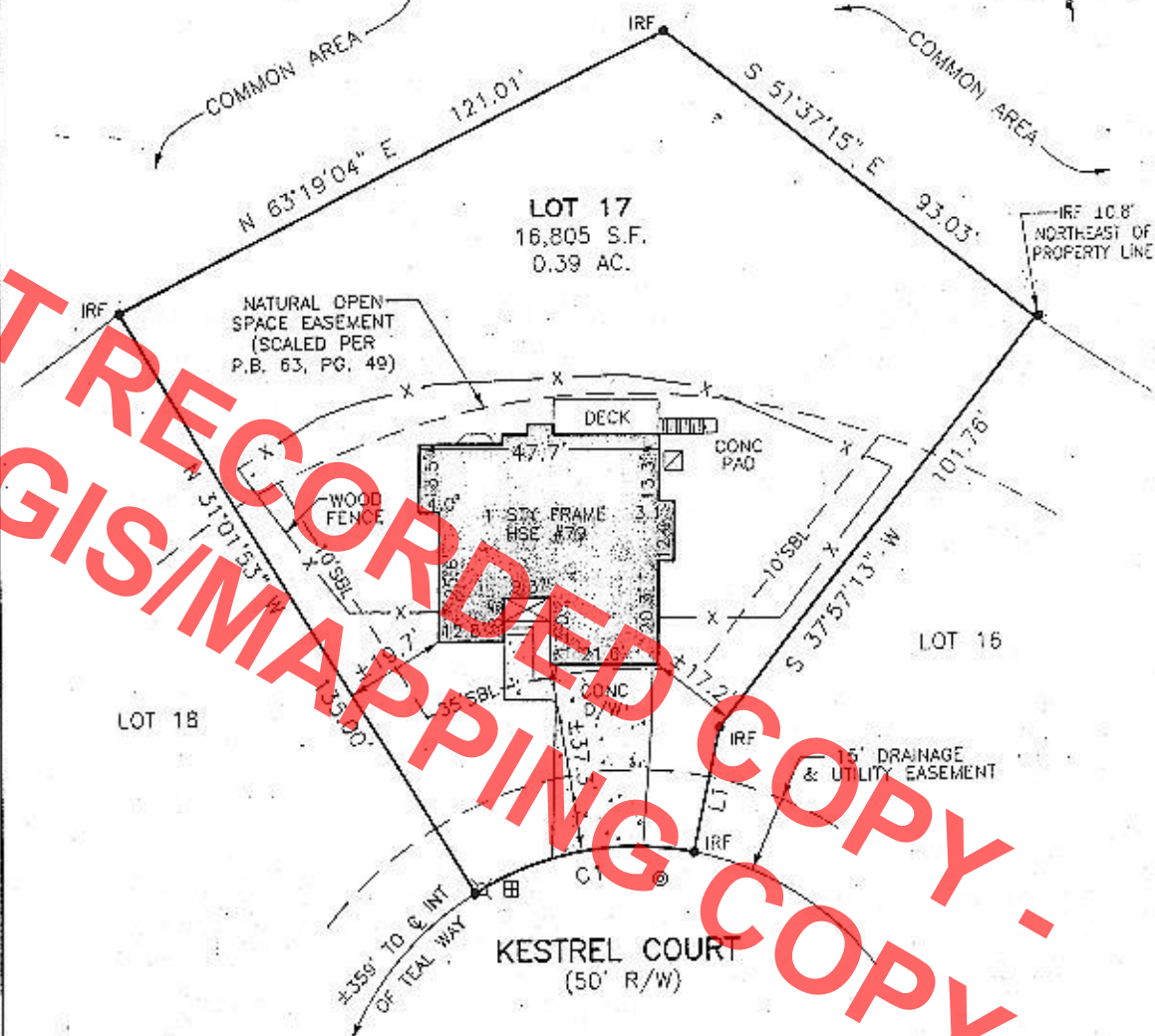
3220800017

THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 63, PG. 49. 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. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C 0110C DATED SEPTEMBER 28, 2007.

4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.

PIN 3220800017

RECORD MERIDIAN
P.B. 63, PG. 49



LEGEND

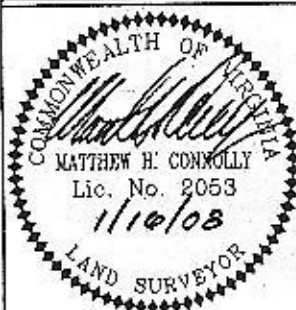
- ⊞ WATER METER
- ⊙ SEWER CLEAN OUT
- ⊗ LIGHT POLE
- ⊠ HVAC UNIT
- IRF = IRON ROD FOUND

ADDRESS:

79 KESTREL COURT
JAMES CITY COUNTY, VA

NO	DIRECTION	DISTANCE
L1	S 11°53'33\" W	25.00'

NO	DELTA	CHORD BEARING	TAN	RADIUS	ARC	CHORD
C1	43°24'19\"	S 80°11'24\" W	23.88	60.00	45.45	44.37



REFERENCES:
P.B. 63/49

DATE: 1/16/08
SCALE: 1"=30'
JOB# 08-010
CAD File
07-010.dwg

PHYSICAL SURVEY OF LOT 17, PHASE 2

HERON RUN

For:

DAVID E. & JUDITH L. BEHRENS

James City County,

Virginia

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