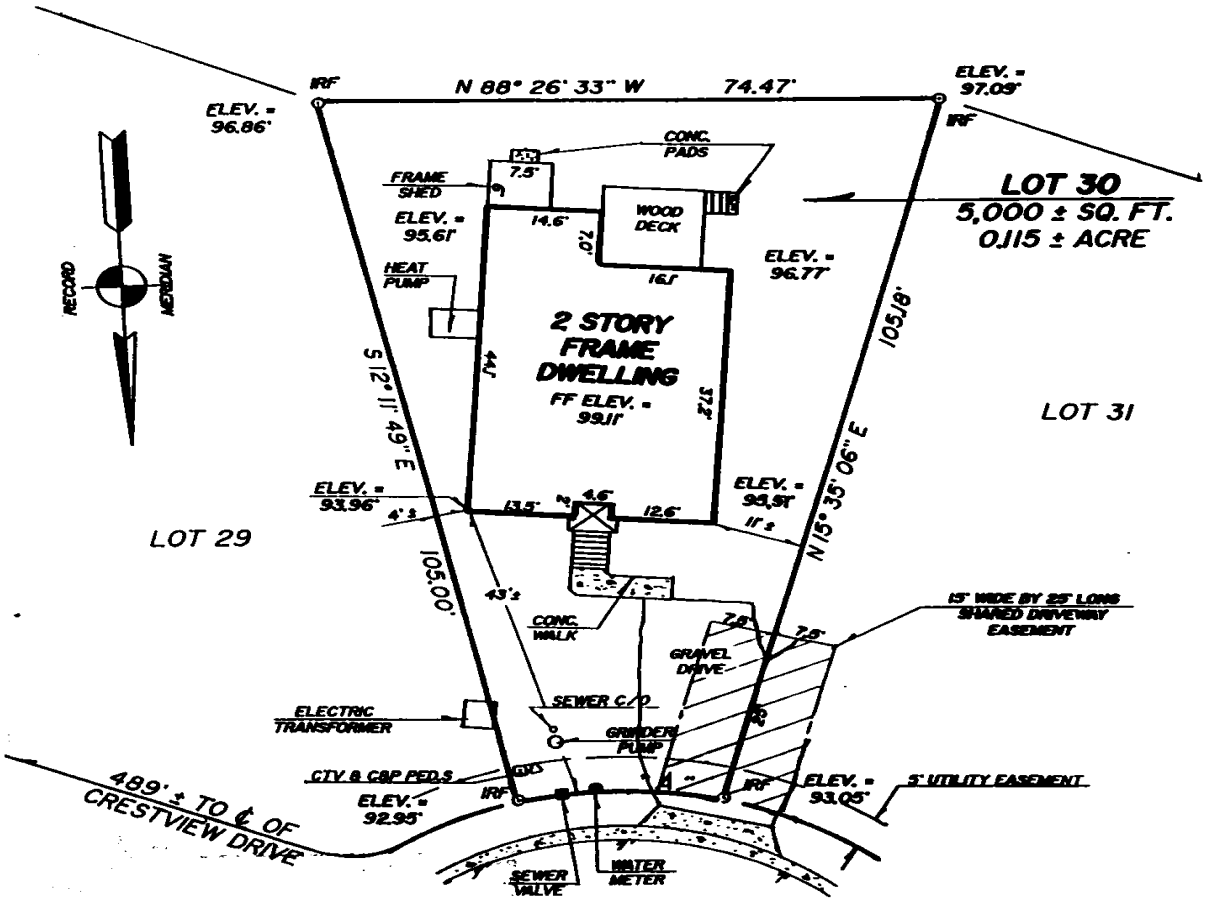
BOOK 0731 PAGE 0966

OPEN SPACE / CONSERVATION EASEMENT



PINECREST

50' R/W

CIRCLE

NOTE : DRIVEWAY EASEMENT OF LOT 30 BEING 7.5' SOUTHEAST OF RIGHT PROP. LINE & 25' SOUTHWEST OF FRONT RIGHT PROP. CORNER.

CURVE DATA "A"

Δ = 27° 46' 35"
R = 50.00'
L = 24.24'
T = 12.37'
C = 24.01'
CB = S 88° 18' 22" E

FLOOD CERTIFICATION:
PROPERTY SHOWN HEREON IS IN FLOOD HAZARD ZONE " X " (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN) , AS SHOWN ON COMMUNITY PANEL # 510 201 0020 B AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 06, 1991 .

NOTE : UNLESS SHOWN, ALL UTILITIES ARE UNDERGROUND.

ADDRESS : # 3325 PINECREST CIRCLE

COMMONWEALTH OF VIRGINIA
ROGER D. SPEARMAN
CERTIFICATE No. 001442B
LAND SURVEYOR

REFERENCES :
PB 57, P 84

IPF - IRON PIPE FOUND
IPS - IRON PIPE SET
IRS - IRON ROD SET
IRF - IRON ROD FOUND
BSL - BLDG. SETBK. LINE

DATE: MAR. 03, 1995
SCALE: 1" = 20'
JOB 7082 FB "F"

PHYSICAL SURVEY
OF PROPERTY TO BE CONVEYED TO
MELVIN H. TOMES, III
BEING
LOT 30, TOANO TRACE
LOCATED
JAMES CITY COUNTY , VIRGINIA

SPEARMAN & ASSOCIATES, P.C.
SURVEYORS AND PLANNERS
489 McLAWS CIRCLE —— WILLIAMSBURG, VA.
(804) 253-0720