

NOW OR FORMERLY
ROBERT E. YANCY

NOTE:

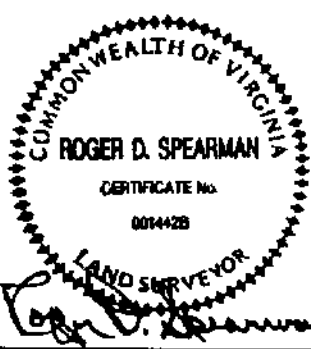
CHESAPEAKE BAY ACT ORDINANCE'S 100' RPA BUFFER IS AN INTERPRETATION BY THIS SURVEYOR WHICH WAS AGREED TO BY BERNARD M. FARMER, JR., PE, DIRECTOR OF JAMES CITY COUNTY DEPT. OF CODE COMPLIANCE IN A LETTER DATED SEPTEMBER 13, 1995.

AREAS OF 25% OR GREATER SLOPES ARE ALSO PROTECTED BY SAID ORDINANCE. AS SHOWN HEREON SAID AREA IS TAKEN FROM JAMES CITY CO.'S TOPOGRAPHIC MAPS. THEY ARE SUBJECT TO FIELD VERIFICATION.

FLOOD CERTIFICATION:
PROPERTY SHOWN HEREON IS IN FLOOD HAZARD ZONE "X" (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN), AS SHOWN ON COMMUNITY PANEL No. 510 201 00458 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 6, 1981.

NOTE:
UNLESS SHOWN, ALL UTILITIES ARE UNDERGROUND.

ADDRESS:
120 RICH NECK ROAD



REFERENCES:
PB 18, P. 17
DB 160, P. 400 (JCSA)
YP PB 3, P. 484
UNRECORDED PLAT BY DAG ENGINEERS, ETC. DATED 8/22/85

IPF - IRON PIPE FOUND
IPB - IRON PIPE SET
IPR - IRON ROD SET
IPF - IRON ROD FOUND
BSL - B.L.O.S. SETBACK LINE

DATE: SEPT. 20, 1985
SCALE: 1" = 50'
JOB 7284 FB "F"

PHYSICAL SURVEY
OF PROPERTY STANDING IN THE NAME OF
JAMES W. MHELEN
BEING
PARCEL # 5, "STEERS" TRACT
LOCATED
JAMES CITY COUNTY, VIRGINIA
SPEARMAN & ASSOCIATES, P.C.
SURVEYORS AND PLANNERS
480 McLANE CIRCLE — WILLIAMSBURG, VA.
(804) 253-8720

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