

NOW OR FORMERLY
JAMES W. AND
OCIE J. SMITH
TAX MAP #(12-4)(1-22)
DEED BOOK 199, PAGE 123
DEED BOOK 31, PAGE 146
ZONED "M-1"

NOTE:
THIS PROPERTY LIES IN ZONE X, (AREAS
DETERMINED TO BE OUTSIDE THE 500 YEAR
FLOOD PLAIN) PER F.I.R.M. #510201-0035 B,
DATED 2/6/91.

RECORD MERIDIAN

D.B. 200, PG. 398

147.51' TO IRF
20' BSL
IPF 0.56' OFF LINE
AND 1.2' FROM THE
PROPERTY CORNER

EXISTING SANITARY
SEWER EASEMENT
(D.B. 132, PG. 649)

VIRGINIA ELECTRIC AND
POWER COMPANY EASEMENT
OF UNSPECIFIED WIDTH
ALONG THE RIGHT OF WAY
OF DEPOT STREET
(D.B. 91, PG. 479)

VIRGINIA ELECTRIC AND
POWER COMPANY EASEMENT
(D.B. 90, PG. 162) CANNOT
BE PLOTTED.

117.50' TO ANO
TAX MAP #(12-4)(1-21)
DEED BOOK 352, PAGE 261
NOW OR FORMERLY
TOANO AUTO PARTS INC.
ZONED "M-1"

TOTAL AREA=
30,572 S.F.± OR
0.702 AC.±

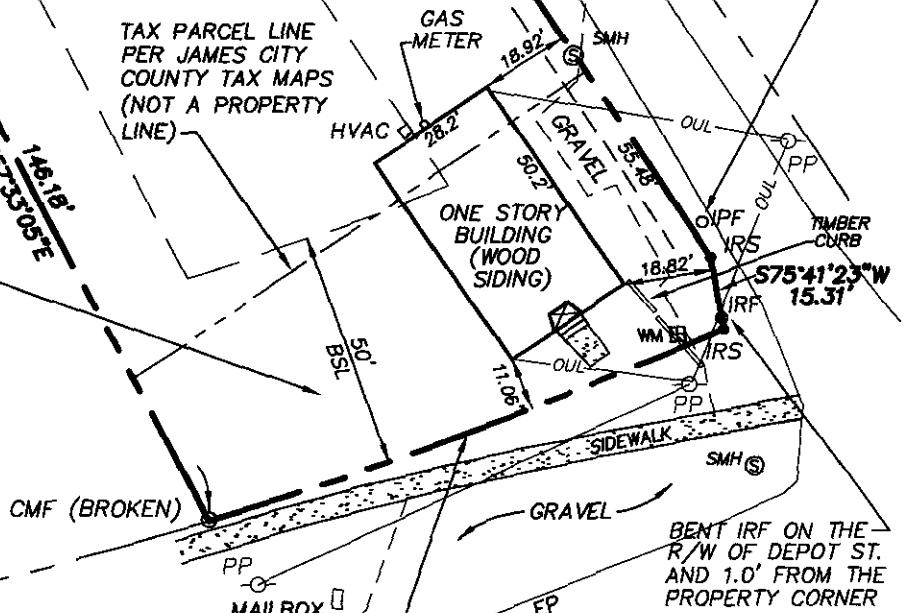
EXECUTORS OF THE ESTATE
OF NANCY GATEWOOD BROWN
TAX MAP #(12-4)(2-1)
101 DEPOT STREET
DEED BOOK 132, PAGE 643
WILL FILE 98-718
INSTR. #98718-11W
ZONED "M-1"

BENT IPF 2.5' FROM THE
R/W AND 7.5' FROM THE
PROPERTY CORNER

PARCEL "B"
NOW OR FORMERLY
TOANO AUTO PARTS INC.
TAX MAP #(12-4)(1-21A)
DEED BOOK 389, PAGE 148
#7962 RICHMOND ROAD
ZONED "M-1"

TAX PARCEL LINE
PER JAMES CITY
COUNTY TAX MAPS
(NOT A PROPERTY
LINE)

EXECUTORS OF THE ESTATE
OF NANCY GATEWOOD BROWN
TAX MAP #(12-4)(2-2)
7960 RICHMOND ROAD
DEED BOOK 132, PAGE 643
WILL FILE 98-718
INSTR. #98718-11W
ZONED "M-1"



REFERENCES:

D.B. 89, PG. 240
D.B. 109, PG. 195
INSTR. NO. 98718-11W
D.B. 132, PG. 643

RADIUS= 905.93'
DELTA= 714°32"
LENGTH= 114.51'
TAN.= 57.33'
CHORD= 114.43'
CHORD BRG.= N25°30'03"W

MINIMUM SETBACK REQUIREMENTS:
(PER CURRENT ZONING ORDINANCES)

FRONT B.S.L. = 50'
SIDE B.S.L. = 20'
REAR B.S.L. = 20'
37' BSL ALONG DEPOT STREET
(APPROVED PER BOARD OF
ZONING APPEALS MEETING
ON JUNE 26, 1986, CASE NO.
ZA-9-86)

U.S. ROUTE 60
RICHMOND ROAD
(VARIABLE R/W)
HIGHWAY PLAT BOOK
NO. 2, PAGES 271-273
HIGHWAY PLAT BOOK
NO. 2, PAGE 42

TAX MAP #(12-4)(2-1)
STREET ADDRESS: 101 DEPOT STREET
TAX MAP #(12-4)(2-2)
STREET ADDRESS: 7960 RICHMOND ROAD



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JFS



Consulting Engineers
Engineers, Surveyors, Planners

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PLAT OF SURVEY
BEING PARCEL 4

EXECUTORS OF THE ESTATE OF NANCY GATEWOOD BROWN

STONEHOUSE DISTRICT

JAMES CITY COUNTY

VIRGINIA

Scale: 1"=40'

Ref: NOTED

Date: 8/25/03

Job No: 9329