

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. 9D, PG. 162) CANNOT BE PLOTTED.

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

117.50' PARCEL "A" NOW OR FORMERLY TOANO AUTO PARTS INC. TAX MAP #(12-4)(1-21) DEED BOOK 352, PAGE 261 #7976 RICHMOND ROAD ZONED "M-1"

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"

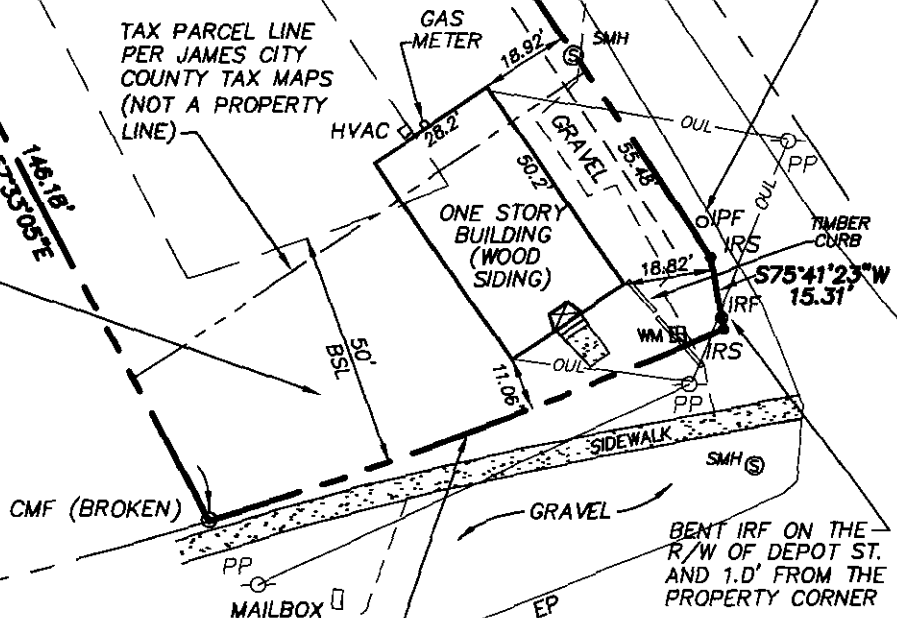
BENT IPF 2.5' FROM THE R/W AND 7.5' FROM THE PROPERTY CORNER

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"

ROUTE 1001 DEPOT STREET (30' R/W)



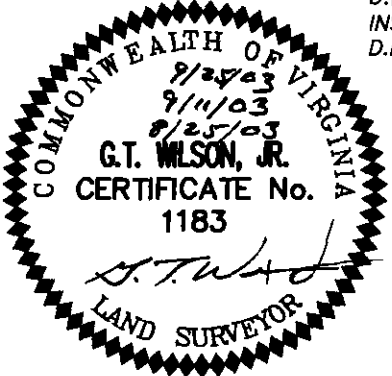
BENT IRF ON THE R/W OF DEPOT ST. AND 1.0' FROM THE PROPERTY CORNER

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

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

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)

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



09.04.03-15:05 9329p01



Consulting Engineers  
Engineers, Surveyors, Planners

5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Ph. (757)-253-0040, Fax (757)-220-8994

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
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