



AREA =
 54,514 +/- Sq. Ft.
 1.251 +/- Acre

CURVE DATA
 "A"
 Δ = 27° 45' 15"
 R = 139.28'
 L = 67.47'
 T = 34.41'
 C = 66.81'
 CB = N 68° 52' 50" E

NOTE:
 Highway Plans do not match conditions as they exist on the ground. Right of way of Sandy Bay Road was computed to match "as built" conditions and the apparent intent of the plans as recorded in Highway Plat Book 9, Pages 92 & 93.

FLOOD CERTIFICATION :
 PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X" (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON COMMUNITY PANEL # 510 201 0045B AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEB. 6, 1991.

NOTE :
 UNLESS SHOWN, ALL UTILITIES ARE UNDERGROUND.
ADDRESS :
 # 206 Sandy Bay Road

COMMONWEALTH OF VIRGINIA
 05/16/05
ROGER D. SPEARMAN
 SURVEYOR
 LICENSE NO. 88148B

REFERENCES :
 DB 133, P. 402
 DB 144, P. 381
 Inst. # 980014727
 Hwy. PB 9, P. 92

IPF - IRON PIPE FOUND
 IPG - IRON PIPE SET
 IRB - IRON ROD SET
 IRF - IRON ROD FOUND
 BSL - BLDG. SETBACK LINE

DATE: May 16, 2005
SCALE: 1" = 50'
 JOB 9500 --- FB T

PHYSICAL SURVEY
 OF PROPERTY OF PROPERTY TO BE CONVEYED TO
SANDY BAY INTERESTS, LC
 BEING
1.251 +/- ACRES, PART OF THE NIXON ESTATE
 LOCATED IN JAMESTOWN DISTRICT
 JAMES CITY COUNTY, VIRGINIA

SPEARMAN & ASSOCIATES, P.C.
 SURVEYORS AND PLANNERS
 5882-A MOORETOWN RD -- WILLIAMSBURG, VA.
 (757) 253-8720

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