NOTES:

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 47, PAGES 59-64.
- THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
 LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP
- #51095C0117D DATED DECEMBER 16, 2015.
- 4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
- 5. UNDERGROUND UTILITIES WERE NOT LOCATED.

LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH
75' 50.00' 94'49'17" S 18'13'38" E 73.62'
16' 50.00' 56'20'17" S 37'28'08" E 47.21' CURVE ARC L C1 82.75 49.16 C2

RECORD P.B. LOT 242 IRF, N 25°05'00" E 75.00" LOT 239 BRICK PATIOS 26 **-**±1.6′ ШШ DECK PROPOSED 10' 10.1 13.9 RETAINING WALL 17.8 **EASEMENT** o 15.6 Ö ÎRF ±1.8' TWO STORY BRICK HOME 4.0 #103 CONC. 20 D/W ပ္ပ LOT 241 31.0 158 **LOT 240** 15,887 SQ FT 0.3647 AC \blacksquare 47.54 S 29'11'00" W IRF ±143'

TO FORMBY

NAIRN (50' PRIVATE R/W)

<u>LEGEND</u>

MERIDIAN

63

WATER METER

UTILITY POLE র

• IRF = IRON ROD FOUND

ADDRESS:

103 NAIRN JAMES CITY COUNTY, VIRGINIA

PHYSICAL SURVEY OF LOT 240, SECTION VI

FORD'S COLONY

For: MARK S. AND SUSAN C. BROWN

JAMES CITY COUNTY

VIRGINIA

UNTUNN MATTHEW H. CONNOLL Lic. No. 2053

06/08/19

ND SURVEYO

REFERENCES: P.B. 47 PAGES 59-64

DATE: 06/08/19 SCALE: 1"=30'

JOB# 19-183 CAD File 19-183.dwg

LandTech Resources, Inc.

Engineering and Surveying Consultants 3925 Midlands Road, Williamsburg, Virginia 23188 Telephone: 757-565-1677 Fax: 757-565-0782 Web: landtechresources.com