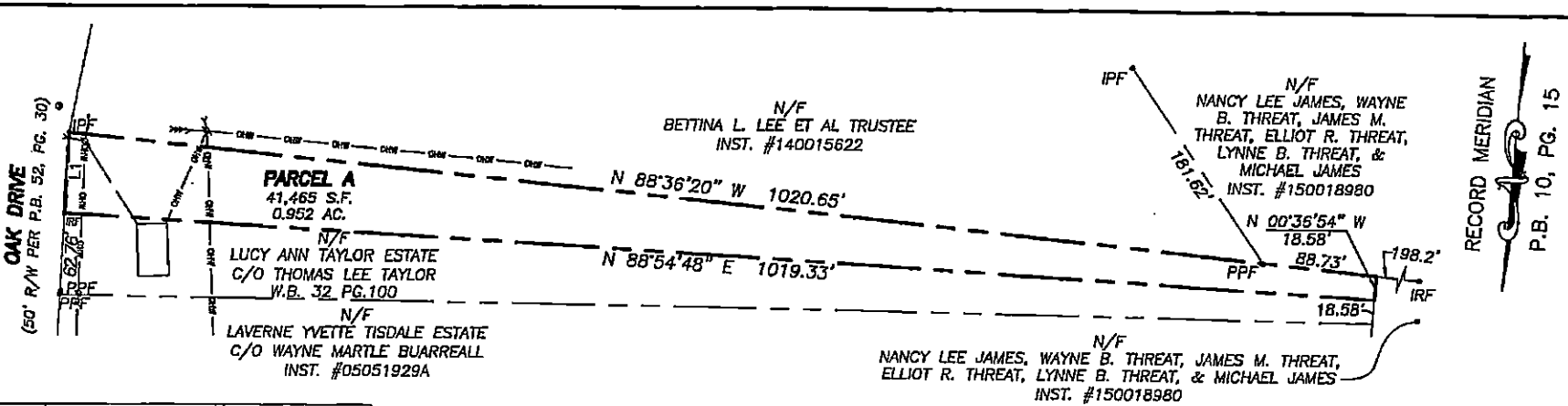

LINE	BEARING	DISTANCE
L1	S 01°16'31" E	62.76'

100 0 100 200 300
Scale: 1" = 100'

LEGEND

- SANITARY SEWER CLEANOUT
- UTILITY POLE
- GUY WIRE
- OHW — OVERHEAD WIRE
- IRF = IRON ROD FOUND
- IPF = IRON PIPR FOUND
- PPF = PINCHED PIPE FOUND

NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 10, PG. 15.
2. 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.
3. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51199C0043D DATED JANUARY 16, 2015 (NOT PRINTED).

ADDRESS:
1359 OAK DRIVE
JAMES CITY COUNTY, VA

COMMONWEALTH OF VIRGINIA
WILLIAM S. FELTS
Lic. No. 3149
03/20/2017
LAND SURVEYOR

DATE: 02/16/2017
DRAWN BY: LRI
PROJ. # 16-638
FILE: 16-638.DWG
REFERENCES:
P.B.10, PG.15

PHYSICAL SURVEY OF
PARCEL A,
BENJAMIN JONES ESTATE
FOR
WAYNE HARBIN
JAMES CITY COUNTY VIRGINIA

LRI
LANDTECH RESOURCES, INC.
ENGINEERING · SURVEYING · GPS
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Exhibit B

INSTRUMENT #200007868