

"Exhibit A"

ADDRESS:

225 SHERWOOD FOREST
JAMES CITY COUNTY, VIRGINIA

NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN D.B. 203, PG. 192.
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. LOT LIES IN F.I.R.M. ZONE "X" ZONE "AE" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0068D DATED DECEMBER 16, 2015.
4. WETLANDS SHOWN ARE PER FIELD MARKINGS BY DRAMBY ENVIRONMENTAL CONSULTING INC..
5. UNDERGROUND UTILITIES WERE NOT LOCATED.

PHYSICAL SURVEY OF LOT 12,
SECTION 3, BLOCK E, PART TWO
RIVERVIEW PLANTATION

For:

MICHAEL SCHUSTER

JAMES CITY COUNTY VIRGINIA

LandTech Resources, Inc.

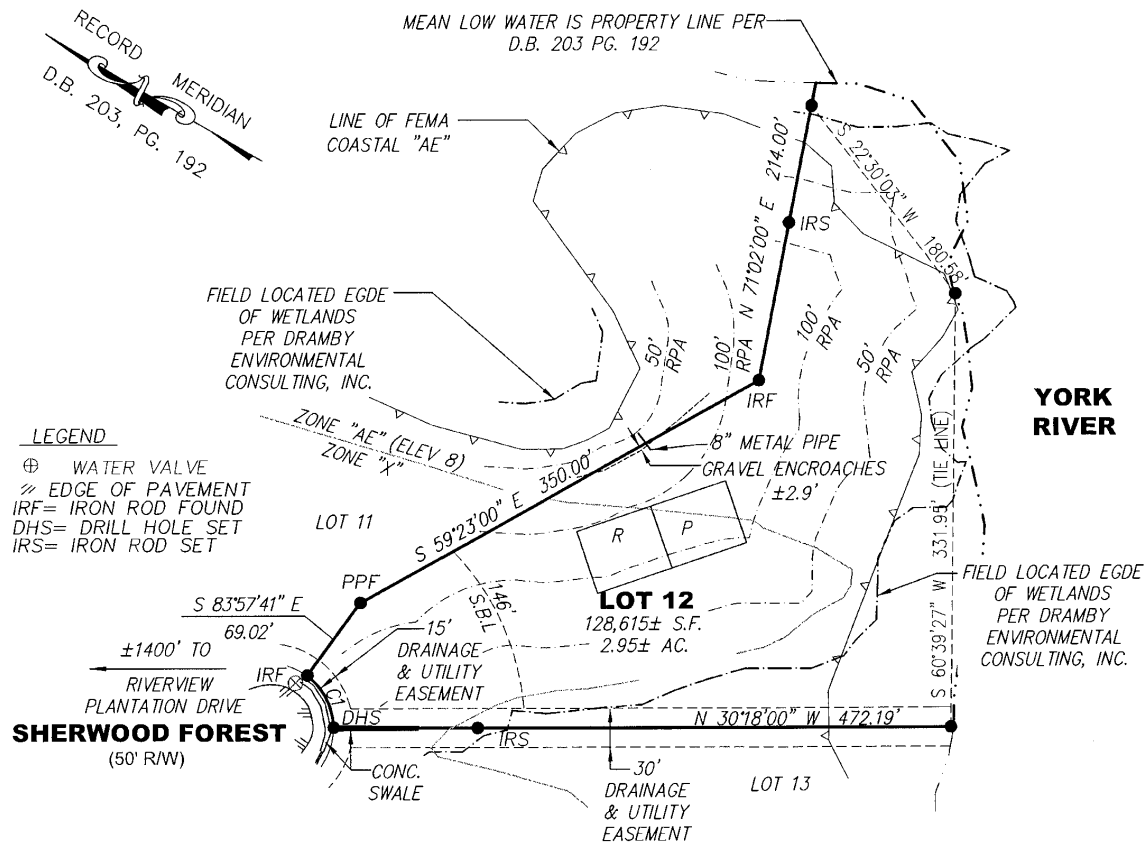
Engineering and Surveying Consultants
205 E Bulifants Blvd., Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com



REFERENCES:

P.B. 203
PG. 192

DATE: 4/20/2022
SCALE: 1"=100'
JOB# 22-095
CAD File
22-095.dwg



LEGEND

- ⊕ WATER VALVE
- ∕∕ EDGE OF PAVEMENT
- IRF= IRON ROD FOUND
- DHS= DRILL HOLE SET
- IRS= IRON ROD SET

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	46.69'	25.20'	45.01'	N 32°57'00" E	53°30'01"

INSTRUMENT 202206571
 RECORDED IN THE CLERK'S OFFICE OF
 WMSBG/JAMES CITY CIRCUIT ON
 APRIL 25, 2022 AT 11:37 AM
 MONA A. FOLEY, CLERK
 RECORDED BY: VYS