

LOT 52
PHASE VI, SEC 1A
2330400052

LOT 50
PHASE VI, SEC 1A
2330400050

5' LANDSCAPE
PRESERVATION EASEMENT
INSTR. #160001776

10' PUBLIC
UTILITY EASEMENT
INSTR. #160001776

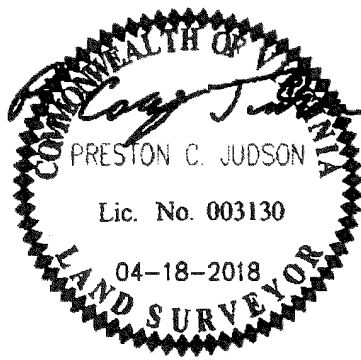
ROLL-TOP
CURB & GUTTER

S41°46'12"E 51.00'

WOODRUFF ROAD
50' PRIVATE R/W

241'± TO C OF
BRIGHTWELL COURT

LEGEND:
 IRS= IRON ROD SET
 IRF= IRON ROD FOUND
 GM= GAS METER
 LP= LIGHT POLE
 WM= WATER METER
 CO= SAN CLEAN OUT
 CATV= CABLE TV BOX
 TELECOMM= TELEPHONE BOX
 BSL= BUILDING SETBACK LINE



PARCEL ID #2330400051
 STREET ADDRESS: #3831 WOODRUFF ROAD

- NOTES:**
- THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #51095C0108D EFFECTIVE DATE 12/16/15.
 - THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.

**PLAT SHOWING IMPROVEMENTS
 LOT 51 COLONIAL HERITAGE
 PHASE VI SECTION 1A**

Project Contacts: PCJ / RCH	Scale: 1"=20'
Project Number: W09310-09-51	Date: 04-18-2018

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