

S:\06563258101-Phase XII\Survey\Plans\Exhibits\66258_39-Building Setback Adjustment exhibit.dwg, 3/30/2023 7:18:47 AM, Sam Bickers

RECORD MERIDIAN

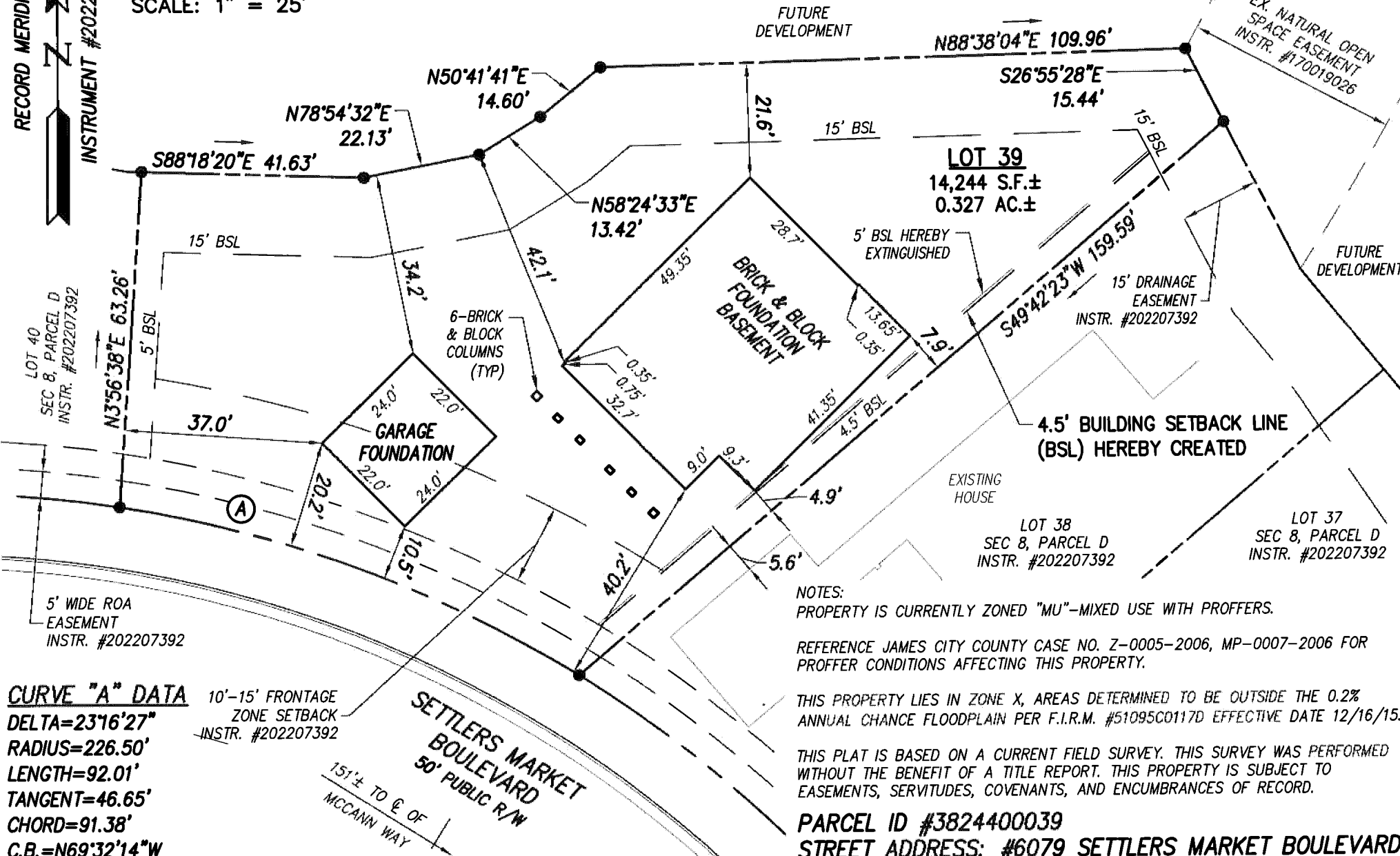
INSTRUMENT #202207392

GRAPHIC SCALE



SCALE: 1" = 25'

NOTE: BOUNDARY, EASEMENTS, AND SETBACK INFORMATION AS SHOWN WAS TAKEN FROM A SUBDIVISION PLAT PREPARED BY AES CONSULTING ENGINEERS TITLED "PLAT OF SUBDIVISION, SECTION 8, PARCEL D, PHASE 1B, NEW TOWN, LOTS 61-78 AND 123-124, CA-89 OWNED BY ABVA DEVELOPMENT, LP, JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA" DATED 11/11/20 REVISED 11/11/20 AND RECORDED AS INSTRUMENT #202205369 ON 4/05/22 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VIRGINIA



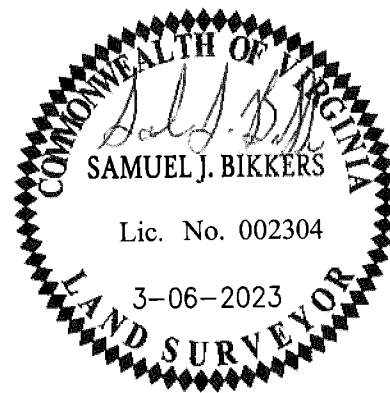
CURVE "A" DATA
DELTA=23°16'27"
RADIUS=226.50'
LENGTH=92.01'
TANGENT=46.65'
CHORD=91.38'
C.B.=N69°32'14"W

10'-15' FRONTAGE ZONE SETBACK
INSTR. #202207392

SETTLERS MARKET BOULEVARD
50' PUBLIC R/W
151'± TO C OF MCCANN WAY

NOTES:
PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
REFERENCE JAMES CITY COUNTY CASE NO. Z-0005-2006, MP-0007-2006 FOR PROFFER CONDITIONS AFFECTING THIS PROPERTY.
THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #51095C0117D 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, SERVIDUTES, COVENANTS, AND ENCUMBRANCES OF RECORD.
PARCEL ID #3824400039
STREET ADDRESS: #6079 SETTLERS MARKET BOULEVARD

PLAT SHOWING BUILDING SETBACK LINE ADJUSTMENT
LOT 39
NEW TOWN, SECTION 8
PARCEL D, PHASE 2A
PREPARED FOR J LLOYD BUILDERS
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



Project Contacts: SJB / SDC
Project Number: W06632-8-39
Scale: 1" = 25'
Date: 03-06-2023

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