

NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN INST.#020019595.
2. THIS PLAT IS INTENDED TO SHOW A REVISION TO THE NATURAL OPEN SPACE ONLY AND DOES NOT REPRESENT A CURRENT FIELD SURVEY OF THE PROPERTY SHOWN HEREON.
3. THE LOCATION OF THE IMPROVEMENTS ARE BASED ON A CURRENT FIELD SURVEY DATED 10/17/2022.

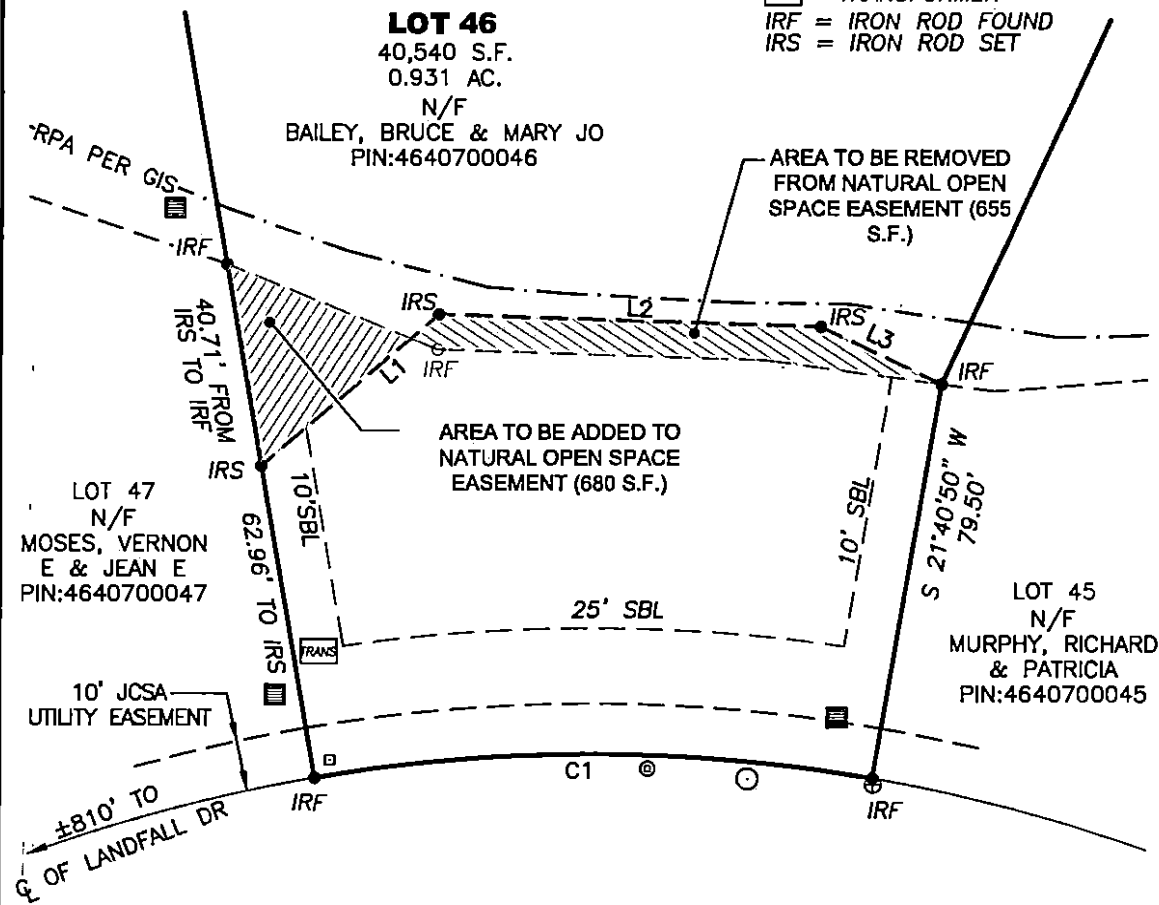
RECORD MERIDIAN
 INST.#020019595

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 61°24'23" E | 46.36' |
| L2 | S 76°20'25" E | 75.92' |
| L3 | S 52°39'44" E | 26.5' |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 112.09' | 325.00' | 19°45'42" | N 78°04'04" W | 111.54' |

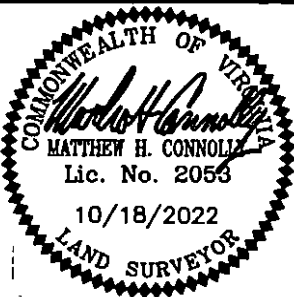
LEGEND

- ⊙ SEWER CLEAN OUT
- ⊕ CABLE PEDESTAL
- ⊠ TELEPHONE PEDESTAL
- SANITARY SEWER MANHOLE
- TRANS TRANSFORMER
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET



ROBERT FENTON ROAD
(50' R/W)

ADDRESS:
2536 ROBERT FENTON
JAMES CITY COUNTY, VIRGINIA



REFERENCES:
INST.0200195595

DATE: 10/18/22
SCALE: 1"=30'
JOB# 22-325
CAD File 22-325.dwg

EXHIBIT OF LOT 46, PHASE FIVE,
LANDFALL AT JAMESTOWN
SHOWING NATURAL OPEN SPACE EASEMENT REVISION
For:
BRUCE AND MARY JO BAILEY
JAMES CITY COUNTY VIRGINIA

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