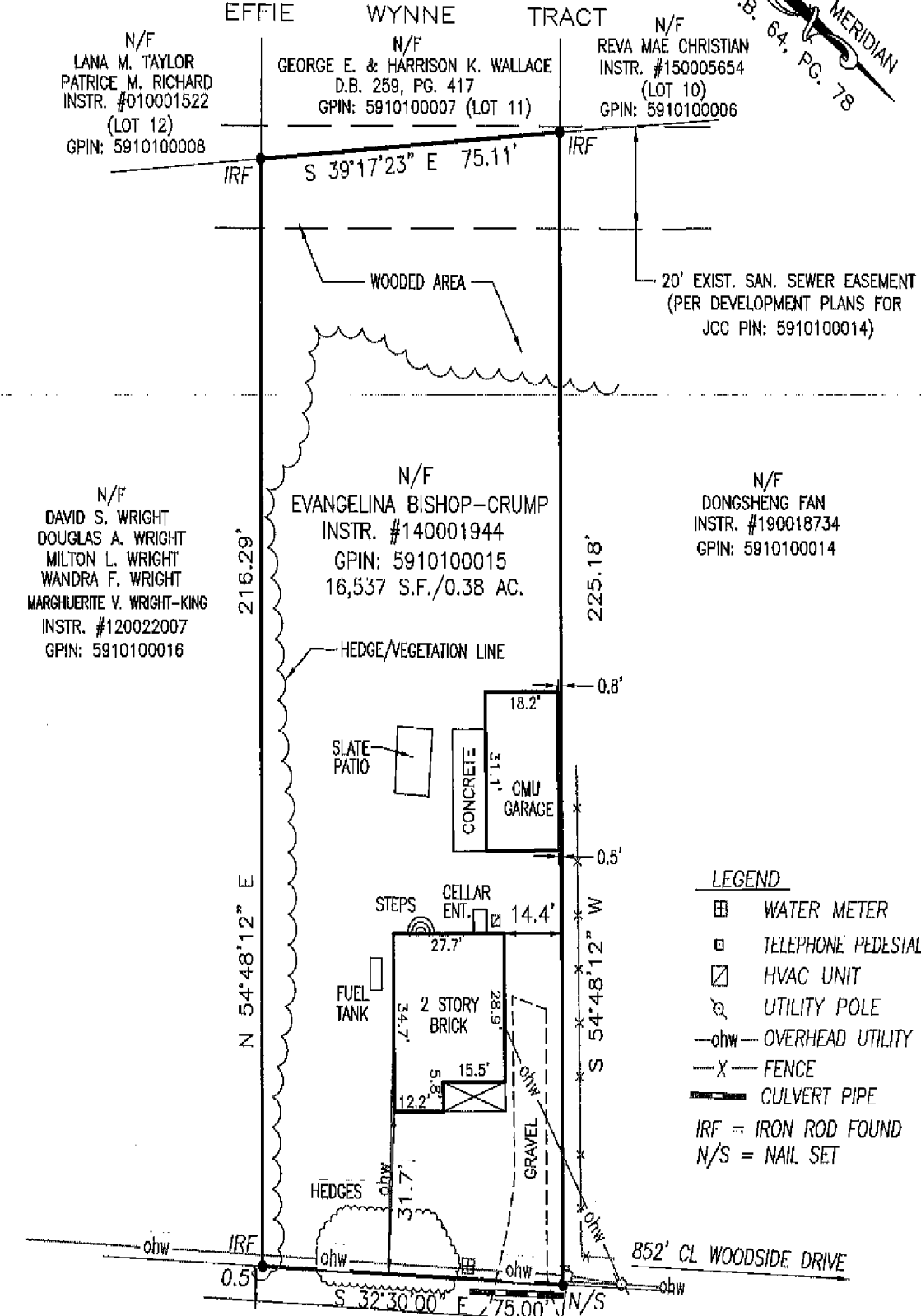


NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS REFERENCED HEREON.
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" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0226D DATED DECEMBER 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.

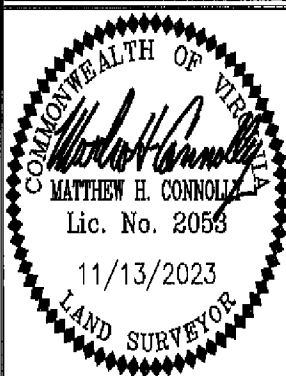
RECORD MERIDIAN
P.B. 64, PG. 78



- LEGEND**
- ◻ WATER METER
 - ◻ TELEPHONE PEDESTAL
 - ◻ HVAC UNIT
 - ◻ UTILITY POLE
 - ohw- OVERHEAD UTILITY
 - X- FENCE
 - ▬ CULVERT PIPE
 - IRF = IRON ROD FOUND
 - N/S = NAIL SET

ADDRESS:
118 GROVE AVENUE
JAMES CITY COUNTY, VIRGINIA

GROVE HEIGHTS AVENUE
STATE ROUTE 675 - RW VARIES



REFERENCES:
INSTR. #
140001944
P.B. 64, PG. 78
DATE: 11/13/23
SCALE: 1"=30'
JOB# 23-360

PHYSICAL SURVEY OF PROPERTY LOCATED AT
118 GROVE HEIGHTS AVENUE (JCC PIN: 5910100015)
For:
SKY BLUE HOMES, LLC
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