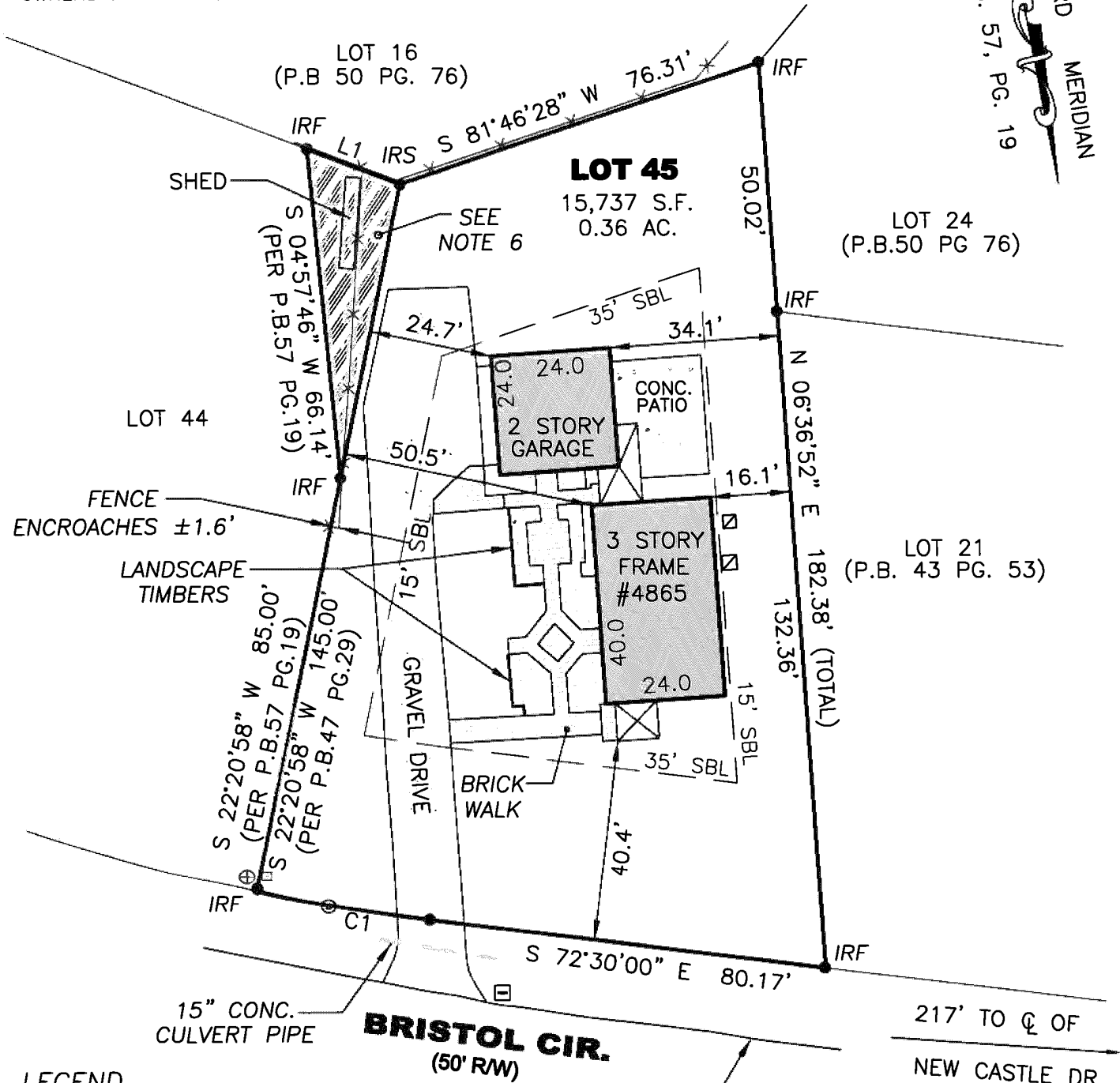


NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 57, PG. 19.
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 #51095C0119D DATED DECEMBER 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. PER D.B. 614 PG. 9-10 HATCHED AREA WAS CONVEYED FROM LOT 44 TO LOT 45. CURRENT AND PREVIOUS DEEDS REFERENCE ORIGINAL SUBDIVISION P.B. 47 PG.29. OWNERSHIP OF HATCHED AREA CAN NOT BE DETERMINED BY THIS FIRM.

RECORD MERIDIAN
P.B. 57, PG. 19



LEGEND

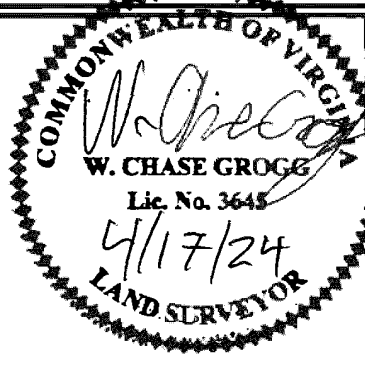
- ☐ MAILBOX
- ⊙ SEWER CLEAN OUT
- ⊕ CABLE PEDESTAL
- ⊞ TELEPHONE PEDESTAL
- ⊠ HVAC UNIT
- ✕ WOOD FENCE
- ▨ LANDSCAPED AREAS
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET

ADDRESS:

4865 BRISTOL CIRCLE
JAMES CITY COUNTY, VIRGINIA

LINE	BEARING	DISTANCE
L1	N 58°43'30" W	20.00'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	417.29'	35.31'	35.30'	S 70°05'58" E	4°50'55"



REFERENCES:
P.B. 57 PG. 19
P.B. 47 PG. 29
D.B.614 PG.9-10

DATE: 03/14/24
SCALE: 1"=30'
JOB# 24-049
CAD File
24-049.dwg

PHYSICAL SURVEY OF LOT 45, SECTION III-A
WESTRAY DOWNS
For:
GREGORY S. FRYER & JOANNE T. FRYER
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