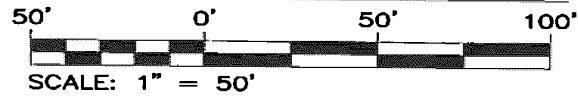


GRAPHIC SCALE



N/F
CAMERON ANTHONY LEIKER AND
MARIA ANTON BIANK
3419 WESTPORT
LOT 5 SEC. 35
PID 3620200005
INSTR. #210012144
INSTR. #080008539 (PLAT)
ZONED: A1

CURVE "A" DATA

$\Delta=13^{\circ}54'35''$
 $R=735.30'$
 $L=178.51'$
 $T=89.70'$
 $C=178.07'$
 $C.B.=N54^{\circ}58'47''E$

LEGEND:
IRS=IRON ROD SET
IRF=IRON ROD FOUND
DI=DROP INLET
FMV=FORCE MAIN VALVE
CO=SANITARY CLEAN OUT
WM=WATER METER
WV=WATER VALVE
SGP=SANITARY GRINDER PUMP
TCBX=TELECOMM BOX
BSL=BUILDING SETBACK LINE

ACCESS EASEMENT EXHIBIT

LOT 4,
PARKE AT WESTPORT

PREPARED FOR:
EAGLE CONSTRUCTION OF VA, LLC

JAMESTOWN DISTRICT
JAMES CITY COUNTY
VIRGINIA

RECORD MERIDIAN
INSTRUMENT #202406521

LOT 4
134,070 SF
3.08 AC.

12" DOMED DI
20' WIDE BMP
ACCESS EASEMENT
HEREBY DEDICATED
TO FORDS COLONY HOA

S22°19'41"W
41.64'
FOCAL POINT STORMWATER SYSTEM
W/ 6" PVC PIPE

5' FORDS COLONY HOA
DRAINAGE EASEMENT
INSTR. #202406521

10' FORDS COLONY HOA
UTILITY EASEMENT
INSTR. #202406521

LOT 3 PARKE AT WESTPORT
PID 3620600003
INSTR. #202406521

PARCEL ID: #3620600004
STREET ADDRESS: #3399 WESTPORT

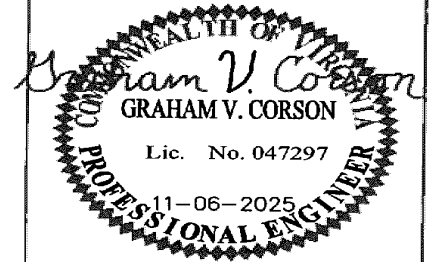
VARIABLE WIDTH
JCSA UTILITY EASEMENT
INSTR. #202406521

8.5' JCSA
UTILITY EASEMENT
INSTR. #080008539

WESTPORT
50' R/W

NOTES:

- THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #51095C0116D EFFECTIVE DATE 12/16/15.
- THIS EXHIBIT IS BASED ON A CURRENT FIELD SURVEY. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.



Project Contacts: GVC
Project Number: W26455
Scale: 1" = 50'
Date: 11-06-2025



5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23186
Phone: (757) 263-0040
www.aesva.com

Virginia | North Carolina | West Virginia