

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. 78, PG. 39.
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 #51095C0114D DATED DECEMBER 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. THIS EXHIBIT WAS PREPARED TO SHOW THE PROPOSED INGRESS AND EGRESS EASEMENT TO BENEFIT 3650 BRICK BAT RD (PIN: 3540100007) AND DOES NOT REPRESENT A COMPLETE PHYSICAL SURVEY OF THE PROPERTIES SHOWN HEREON.

RECORD MERIDIAN
P.B. 78, PG. 39

N/F
JOSEPH F. & PATRICIA A.
CHAUVIN
INSTR. #210021591
P.B.78, PG. 39
PIN:3540100006E

3660 BRICK BAT ROAD
N/F
JOSEPH F. & PATRICIA A.
CHAUVIN
INSTR. #210021591
P.B.78, PG. 39
PIN:3540100006E

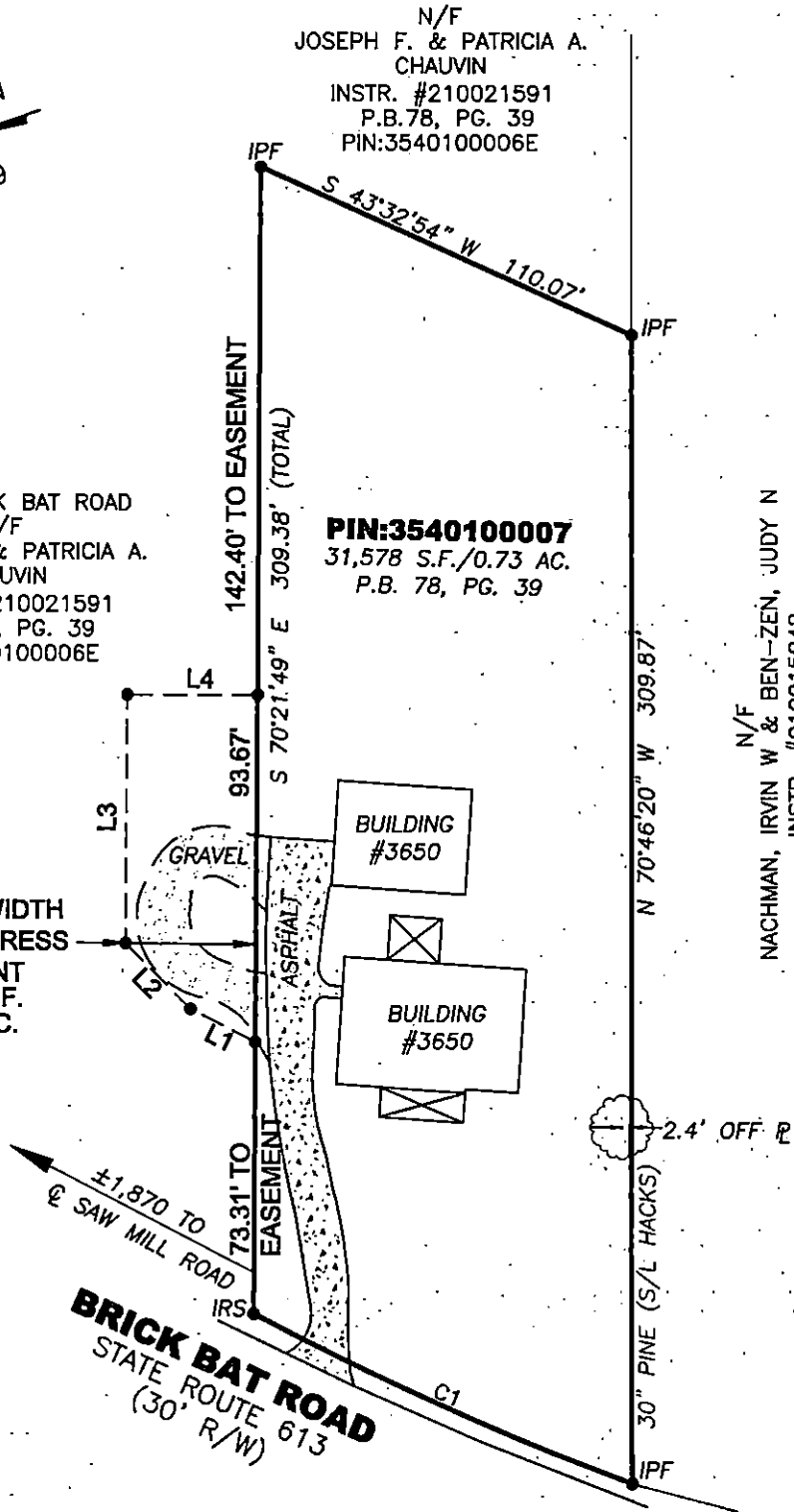
PIN:3540100007
31,578 S.F./0.73 AC.
P.B. 78, PG. 39

N/F
NACHMAN, IRVIN W & BEN-ZEN, JUDY N
INSTR. #010015042
PIN:3630100015

CURVE	ARC LEN.	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN.
C1	112.37'	890.00'	7°14'03"	N 43°19'47" E	112.3'

VARIABLE WIDTH
INGRESS/EGRESS
EASEMENT
1,528.5 S.F.
0.0351 AC.

LINE	BEARING	DISTANCE
L1	N 45°55'38" E	19.69'
L2	N 64°29'34" E	25.02'
L3	S 70°21'49" E	67.05'
L4	S 19°13'40" W	35.39'



ADDRESS:

3650 & 3660 BRICK BAT ROAD
WILLIAMSBURG, VIRGINIA

IRS = IRON ROD SET
IRF = IRON ROD FOUND

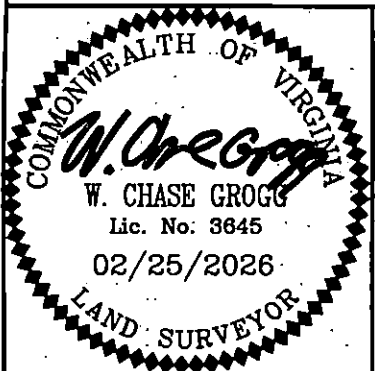


EXHIBIT SHOWING INGRESS & EGRESS EASEMENT FOR
PIN: 3540100007
3650 BRICK BAT ROAD

JAMES CITY COUNTY VIRGINIA
DATE: 02/25/26
SCALE: 1"=50'
JOB# 26-073
CAD File 26-073.dwg
REFERENCES:
P.B. 78, PG. 39

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