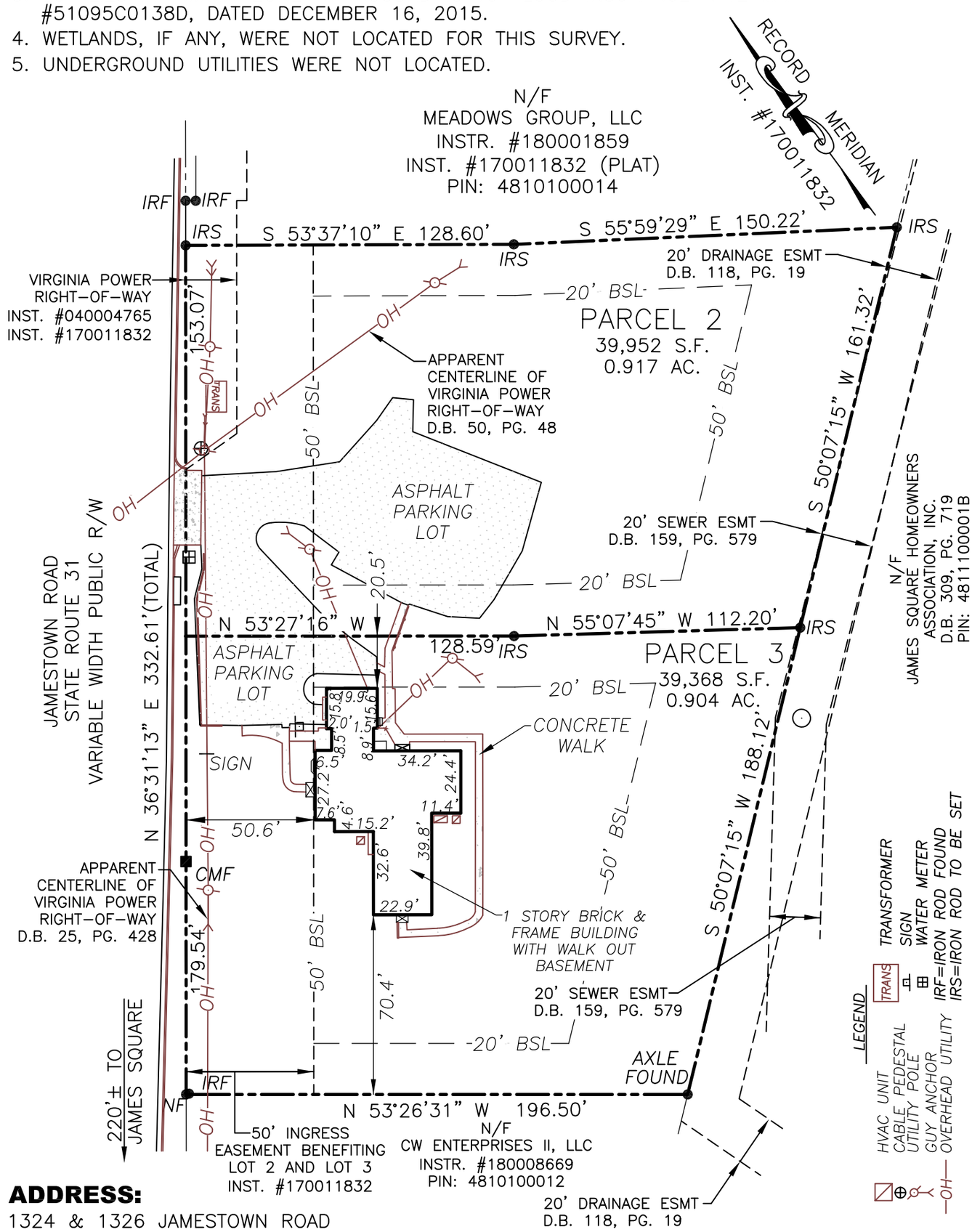
NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN INST. #170011832.
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 #51095C0138D, DATED DECEMBER 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.



ADDRESS:

1324 & 1326 JAMESTOWN ROAD
JAMES CITY COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW H. CONNOLLY
Lic. No. 2053
08/14/2023
LAND SURVEYOR

REFERENCES:
INST. 170011832

DATE: 08/14/23
SCALE: 1"=50'
JOB# 23-255
CAD File
23-255.dwg

PHYSICAL SURVEY OF PARCEL 2 & PARCEL 3

JCP1, L.P.

FOR

1326 JAMESTOWN ROAD, LLC

JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA

LandTech Resources, Inc.
Engineering and Surveying Consultants
205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com