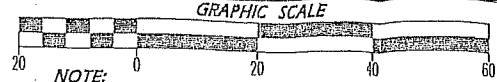


SPEARMAN & ASSOCIATES, P.C.
SURVEYORS AND PLANNERS
489 McLAWS CIRCLE --- SUITE 1
WILLIAMSBURG, VIRGINIA 23185
(757) 253-3720



RECORD MERIDIAN
PLAT BOOK 61, PAGES 69 & 70

NOW OR FORMERLY
HEZIKIAH B. FRAZIER, JR.
TAX MAP # (32-2)(01-00-037)
PB 89, P. 42
INST. # 030004982



NOTE:
ON APRIL 7, 2005 THE JAMES CITY COUNTY BOARD OF ZONING
APPEALS GRANTED A VARIANCE TO SECTION 24-250(D) OF THE
ZONING ORDINANCE, (YARD REGULATIONS), THAT VARIANCE
ALLOWS 25' REAR SETBACKS AS SHOWN.
THE CASE WAS BZA #ZA-01-05.

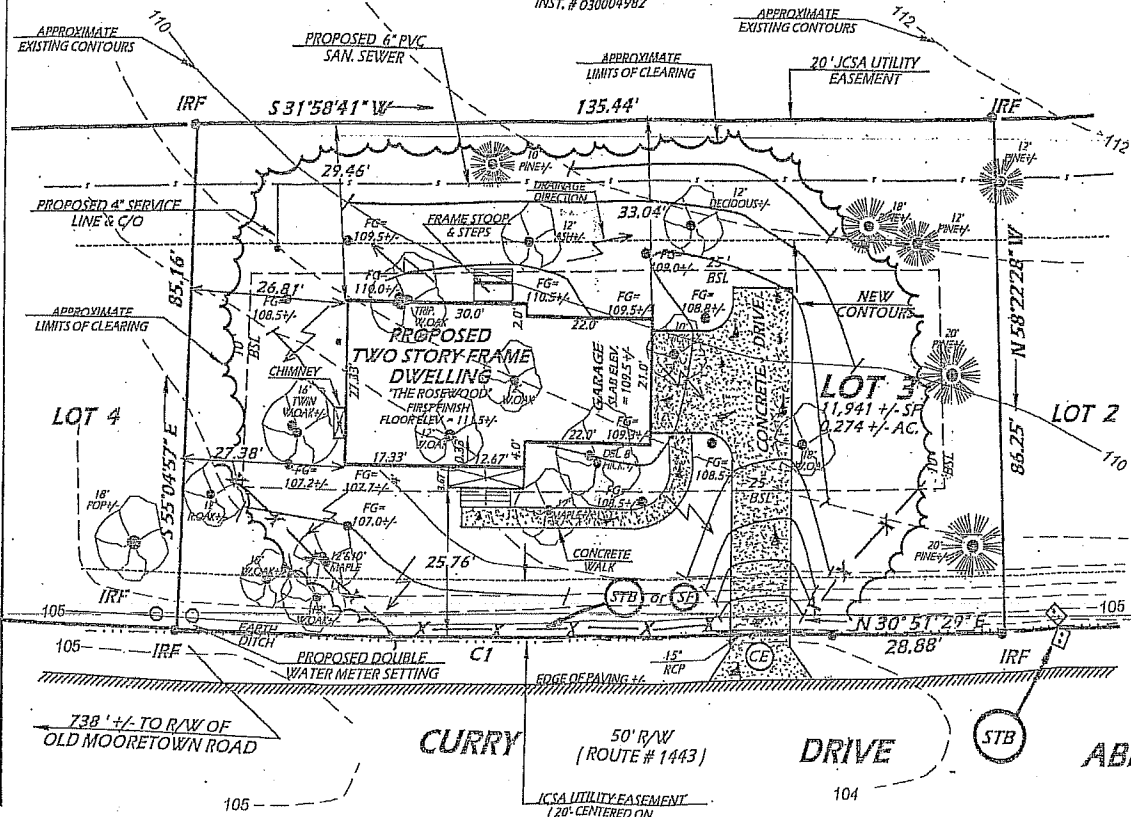
TAX MAP #
(32-2)(14-00-003)

NOTE:
UNLESS SHOWN, ALL UTILITIES
ARE UNDERGROUND.
ADDRESS:
209 CURRY DRIVE
REFERENCES:
INST. # 060031298

FLOOD CERTIFICATION:
IMPROVEMENTS SHOWN HEREON APPEAR TO BE IN
FLOOD HAZARD ZONE 'X'. (AREAS OUTSIDE THE 500 YEAR
FLOOD PLAIN), AS SHOWN ON COMMUNITY PANEL 510
201 0035B WHICH WAS PREPARED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY.
SAID PANEL HAS AN EFFECTIVE DATE OF FEB. 6, 1991.

**EROSION & SEDIMENT
CONTROL NOTES:**

- 1.) UPON REMOVAL OF ALL EROSION & SEDIMENT CONTROL ITEMS, ALL TRAPPED AND CONTAINED SEDIMENT IS TO BE REMOVED AND PROPERLY DISPOSED OF.
- 2.) ROADSIDE DITCHES AND, IF APPLICABLE, OUTFALL DITCHES ARE TO BE CLEANED OF SEDIMENT AND/OR CONSTRUCTION DEBRIS ON A REGULAR BASIS DURING CONSTRUCTION.
- 3.) PROVIDE STONE CONSTRUCTION ENTRANCE DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR KEEPING CURRY DRIVE FREE OF MUD AND DEBRIS ADJACENT TO PROPOSED DRIVEWAY AND LOT DURING CONSTRUCTION.
- 4.) DRAINAGE AWAY FROM DWELLING IS TO BE 6" IN 10', WHERE 10' IS NOT AVAILABLE, 6" FALL AWAY FROM DWELLING IS TO BE PROVIDED IN THE SPACE AVAILABLE.
- 5.) TOPOGRAPHY SHOWN IS BASED ON DATA SUPPLIED BY JAMES CITY COUNTY CONSTRUCTION PLANS AND WAS FIELD VERIFIED BY THIS SURVEYOR. ACCURACY IS +/- 1 CONTOUR.
- 6.) PROPERTY IS MODERATLY WOODED WITH DECIDUOUS TREES WITH A SOME PINES TOWARD THE RIGHT, AS SHOWN. UNDERSTORY IS LIGHT WITH MOSTLY SAPPLINGS. PRESERVE THE MAJOR TREES OUTSIDE THE CONSTRUCTION AREA.



DEVELOPMENT PLAN
FOR PROPERTY STANDING IN THE NAME OF
ABBITT INVESTMENTS, L.L.C.
BEING

**LOT 3, CLARENCE F. CURRY
REVOCABLE TRUST SUBDIVISION**

SITUATED IN POWHATAN DISTRICT
SCALE: 1" = 20' DATE: MARCH 22, 2007

PREPARED FOR
ABBITT INVESTMENTS, L.L.C.
12494-A WARWICK BLVD.
NEWPORT NEWS, VIRGINIA

23606
(757) 753-6214 - SHEET No. 1 OF 1

- LEGEND:**
- IPF = IRON PIPE FOUND
 - IPS = IRON PIPS SET
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - BSL = BLDG. SETBACK LINE
 - TXMP = TAXMAP
 - ⊗ = SOIL TEST HOLE (IF APPLICABLE)
 - CMF = CONC. MON. FOUND
 - CMS = CONC. MON. SET

Id	Delta	Radius	Arc Length	Tangent	Chord	Ch Bear
C1	04°03'23"	1575.00'	111.50'	55.77'	111.48'	N 32°53'10" E