

THIS SURVEY IS BASED ON A PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA IN MAP BOOK 6 AT PAGE 29.

THIS IS TO DECLARE THAT I, ON JANUARY 9, 2002 SURVEYED THE PROPERTY SHOWN HEREON, AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE AS SHOWN HEREON. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREON.

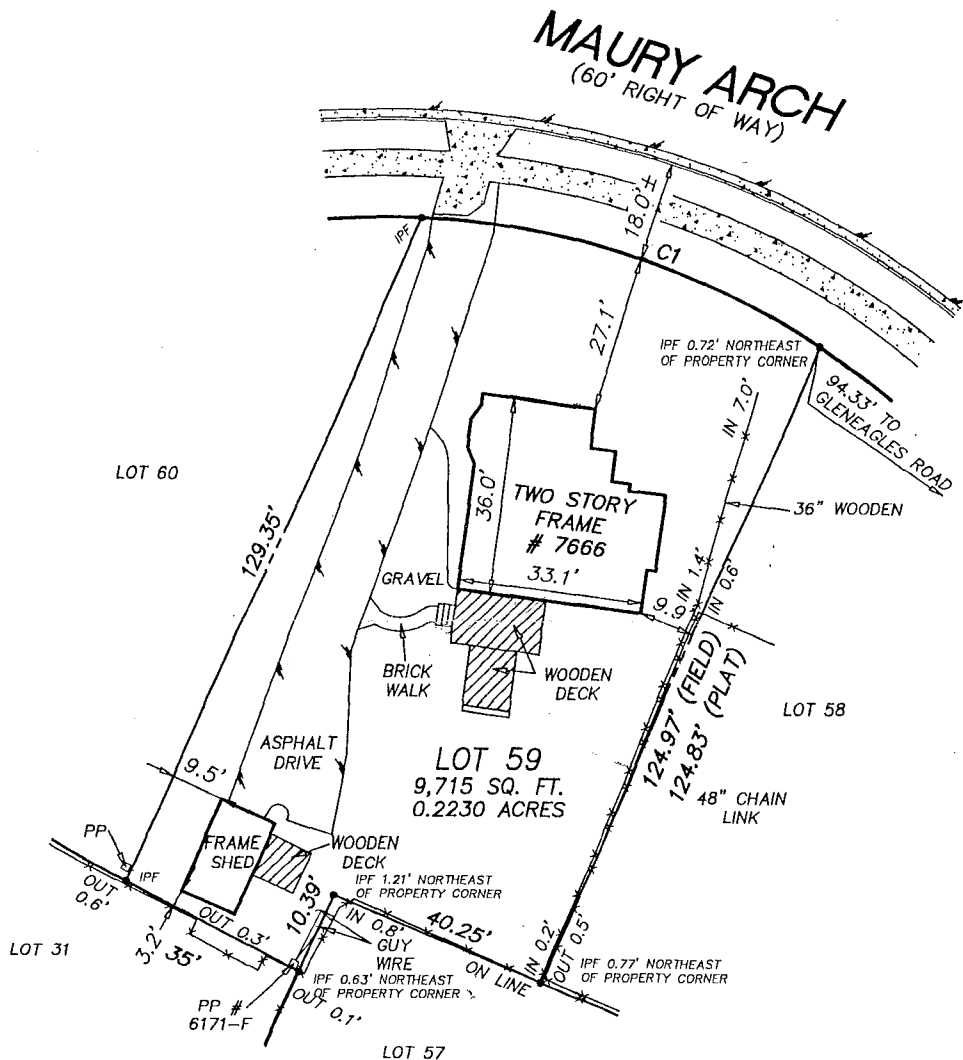
THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE C ("AREAS OF MINIMAL FLOODING") ACCORDING TO THE FEMA - NFIP COMMUNITY PANEL NUMBER 510104-0021D, DATED 04/17/84. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL TO CONFIRM THE ABOVE INFORMATION. FLOOD ZONE INFORMATION WAS SCALED FROM F.E.M.A. FLOOD MAPS. ALPHATEC SURVEYORS, LTD. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.

THE EXISTENCE OF: HAZARDOUS WASTES, VEGETATED WETLANDS, OR TIDAL WETLANDS WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY. THE SURVEY OF THE PROPERTY SHOWN HEREON WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, AND CONSEQUENTLY MAY NOT DEPICT ALL MATTERS AFFECTING THE PROPERTY SHOWN HEREON.

ALL FENCES SHOWN HEREON ARE 72" WOODEN UNLESS OTHERWISE NOTED.

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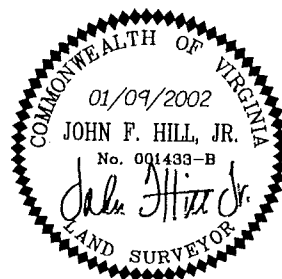
CURVE	RADIUS	ARC LENGTH
C1	144.00'	75.00'



LEGEND

- | | | | |
|--|--|--|----------------------------------|
| | EDGE OF PAVEMENT | | FENCE LINE |
| | CURB | | IPS IRON PIN SET |
| | CONCRETE CURB AND GUTTER | | IPF IRON PIN FOUND |
| | PROPERTY LINE (P.L.) | | P.F. PIPE FOUND |
| | CENTERLINE OF DITCH OR SWALE AND DIRECTION OF FLOW | | D.H. DRILL HOLE |
| | UNDERGROUND TELEPHONE WIRE JUNCTION BOX | | DHS DRILL HOLE SET |
| | VA. POWER TRANSFORMER | | CONCRETE |
| | | | UTILITY POLE WITH OVERHEAD WIRES |

PHYSICAL SURVEY
OF
LOT 59
SUBDIVISION
OF
GLENCOVE ESTATES
NORFOLK, VIRGINIA
JANUARY 9, 2002 SCALE: 1"=25'
EXCLUSIVELY FOR
JAMES F. FELTE, JR.



DRAWN BY: A.L.P.
CHECKED BY: J.F.H., Jr.
DRAWING NO.: 10422
PROJECT NO.: PN6320



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