



JAMES CITY COUNTY
 GEODETIC CONTROL MERIDIAN

EXIST. 20' PERMANENT
 ESM'T FOR 8" SEWER LINE
 D.B. 167, PG. 635

VILLAS AT FIVE FORKS, LLC
 PARCEL 1
 TAX MAP PARCEL
 #46-2(X)-15

TOTAL PARCEL AREA =
 30.421 ACRES±

VILLAS AT FIVE FORKS, LLC =

S44°20'18"W 274.20'

EXISTING 20' PERMANENT EASEMENT FOR 8" SEWER LINE DEED BOOK 162, PAGE 635

EXISTING RIGHT-OF-WAY HEREBY ABANDONED (TYP.)

S55°37'23"W 89.69'

S62°11'52"W 53.22'

EXIST. 32' JCSA UTILITY ESM'T (BY PLAT PREPARED BY AES DATED 7/17/06)

S69°35'01"W 123.16'

S72°42'58"W 154.01'

FIVE FORKS, VA., INC.
 PARCEL 2
 TAX PARCEL
 (46-2)(1-14B)

TOTAL PARCEL AREA =
 15.140 ACRES±

FIVE FORKS, VA., INC. =

S75°43'03"W 89.93'

N14°13'40"W 15.00'

S14°13'40"E 15.00'

S14°16'57"E 25.01'

S75°43'03"W 55.00'

S16°44'42"E 211.42'

S74°55'06"W 121.98'

N14°16'57"W 24.46'

S19°00'42"E 241.19'

N OR F TRAWS W ROBINSON TAX PARCEL (47-1)(1-1B) D.B. 11, PG. 645

NOW OR FORMERLY SPENCER BROTHERS BUILDERS, INC. TAX MAP PARCEL #47-1(X)-31D D.B. 781, PG. 125 P.B. 52, PG. 46

INGRAM ROAD S.P. #538 (SEE AES PLAT DATED 7/17/06) 45± TO INTERSECTION WITH IRONBOUND ROAD

N OR F JENNETTE D. DANDRIDGE TAX PARCEL (47-1)(1-20) D.B. 467, PG. 758

IRS = IRON ROD SET



CONSULTING ENGINEERS
 WILLIAMSBURG • RICHMOND • GLOUCESTER

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PLAT TO ACCOMPANY THE
 ABANDONMENT OF A PORTION OF STATE ROUTE #638 - INGRAM ROAD

BERKELEY DISTRICT

JAMES CITY COUNTY

VIRGINIA

Scale: 1" = 100'	Ref: #050026812, #060004092 & #060004093	Date: 7/18/06	Job No: 9444
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Revised: 11/16/06 Revised: 1/4/07
 Revised: 11/28/06