

#070006869

**BOUNDARY LINE ADJUSTMENT  
OF LOTS 5, 6, 7 & 8  
AND RIGHT OF WAY VACATION PLAT**

**THE VINEYARDS AT JOCKEY'S NECK, PHASE 3**

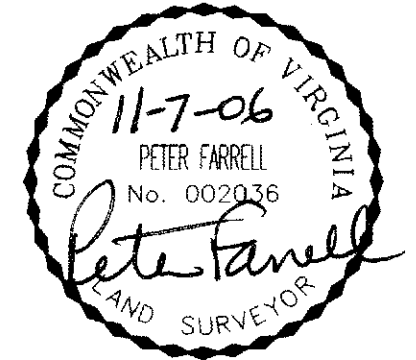
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
3-09-2007  
at 1:59 PM. PB. PG.  
DOCUMENT # 070006869  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

PB. 79 PAGES 71-73  
INSTRUMENT#000023380

ROBERTS DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=100' DATE: 11/07/06

SHEET 2 OF 2

**LANDMARK  
DESIGN GROUP**  
Engineers • Planners • Surveyors  
Landscape Architects • Environmental Consultants  
4029 IRONBOUND ROAD SUITE 100  
WILLIAMSBURG, VIRGINIA 23188  
(757) 253-2975 FAX: (757) 229-0049

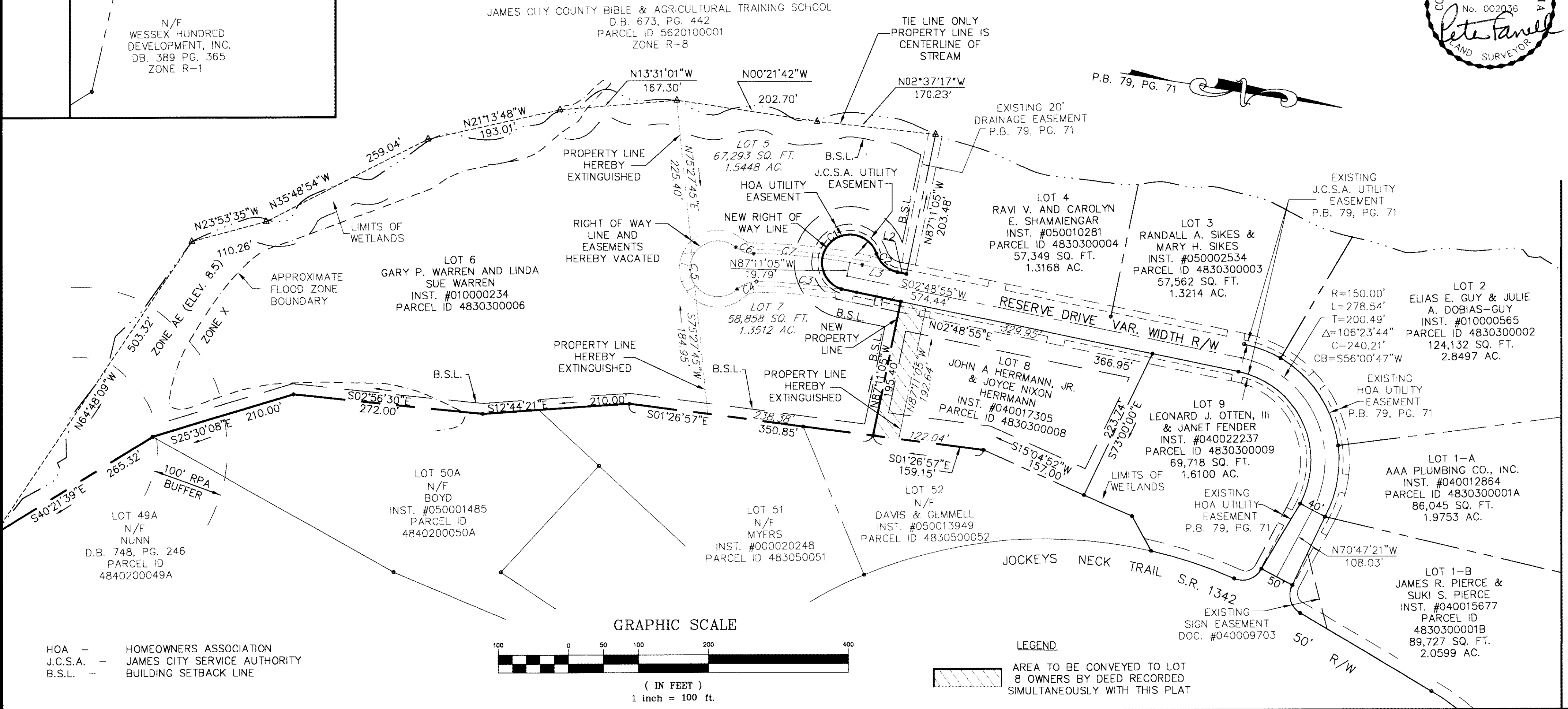
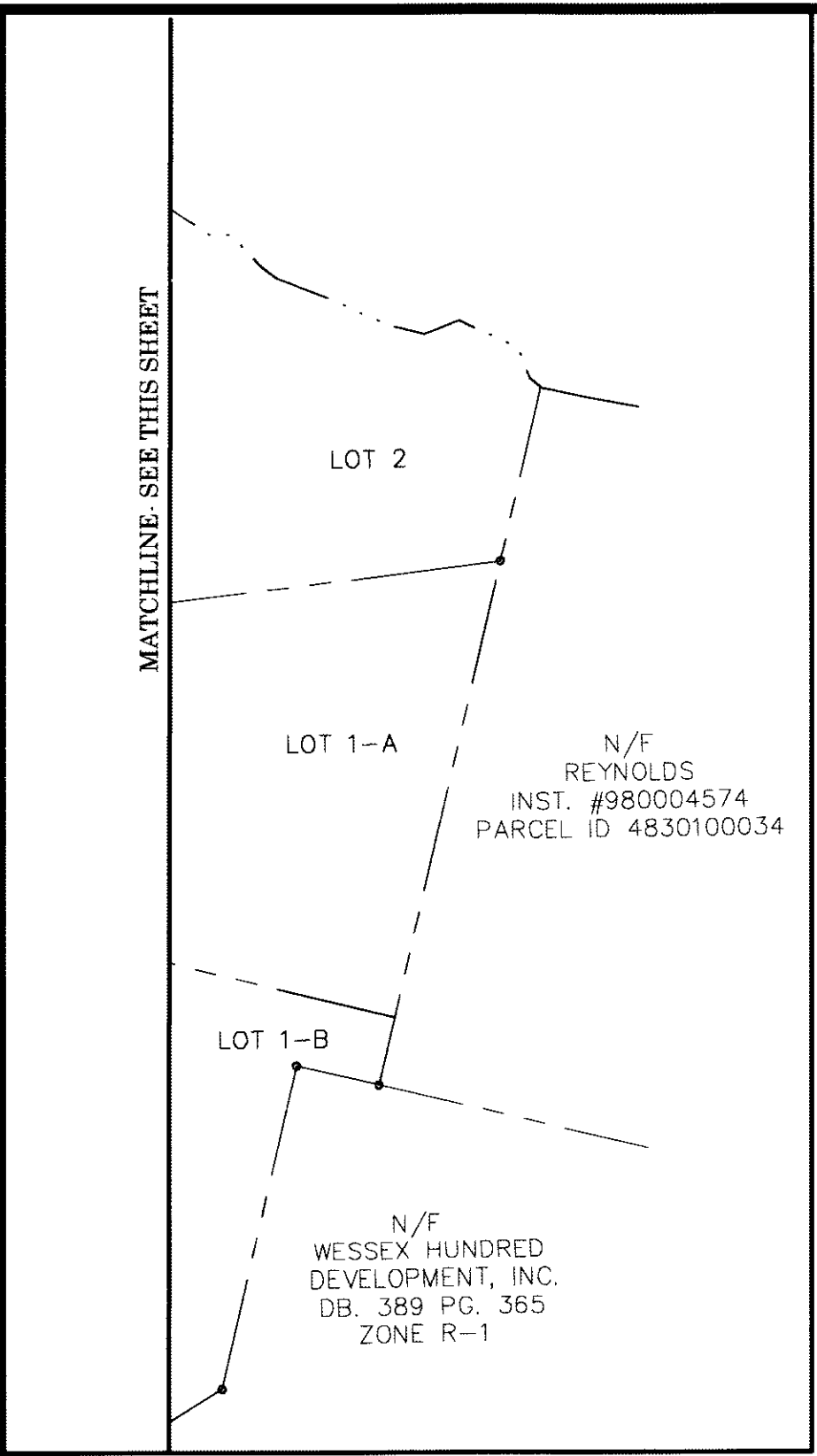


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	163.35'	40.00'	78.54'	71.29'	S54°20'49"E	233°58'48"
C2	41.77'	40.00'	23.01'	39.90'	N32°43'45"E	59°49'40"
C3	144.28'	730.00'	72.38'	144.05'	S02°50'49"E	11°19'28"
C4	30.41'	40.00'	15.98'	29.68'	S30°17'23"E	43°33'41"
C5	183.43'	40.00'	45.42'	60.04'	N79°17'56"E	262°44'17"
C6	27.58'	40.00'	14.36'	27.03'	N10°55'01"E	39°30'06"
C7	156.55'	770.00'	78.55'	156.28'	S03°00'33"E	11°38'57"

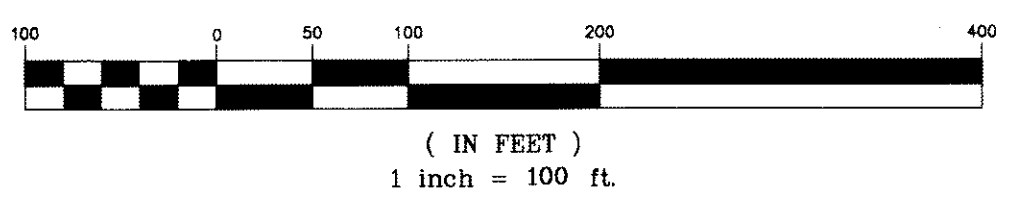
LINE TABLE		
LINE	LENGTH	BEARING
L1	86.56'	S02°48'55"W
L2	13.33'	N02°48'55"E
L3	49.59'	N02°48'55"E

**AREA TABULATION**

RESERVE DRIVE	49,973 S.F.	1.1472 AC.
OLD AREA		
NEW AREA	42,869 S.F.	0.9841 AC.
LOT 5		
OLD AREA	67,293 S.F.	1.5445 AC.
NEW AREA	0 S.F.	0 AC.
LOT 7		
OLD AREA	58,858 S.F.	1.3512 AC.
NEW AREA	0 S.F.	0 AC.
LOT 6		
OLD AREA	294,406 S.F.	6.7586 AC.
NEW AREA	420,467 S.F.	9.6526 AC.
LOT 8		
OLD AREA	59,560 S.F.	1.3673 AC.
NEW AREA	66,739 S.F.	1.5321 AC.



**GRAPHIC SCALE**



**LEGEND**

AREA TO BE CONVEYED TO LOT 8 OWNERS BY DEED RECORDED SIMULTANEOUSLY WITH THIS PLAT

HOA - HOMEOWNERS ASSOCIATION  
J.C.S.A. - JAMES CITY SERVICE AUTHORITY  
B.S.L. - BUILDING SETBACK LINE