090033463

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JAMES CITY COUNTY
GEODETIC CONTROL MERIDIAN

N/F
HENRY N. & JAMES A. GOLDSTEIN
PARCEL ID: 3010100001A
ZONE: A1

SPRING BRANCH (STREAM)
AS IT MEANDERS, THE LINE
P.B. 25, PG. 45
P.B 49, PG. 68

50' INGRESS/EGRESS EASEMENT FOR
THE EXCLUSIVE USE OF THE
TOANO FISHING AND HUNTING CLUB, INC.

N41°27'12"W 61.83'
N28°03'12"W 79.68'
N31°04'12"W 115.84'
N41°48'12"W 258.21'
N36°29'12"W 73.72'
N10°10'48"E 126.13'
N37°57'12"W 85.15'
N17°57'12"W 394.35'
92.64'
S43°26'05"W 9.25'
IRS
IPF
D=10°08'06"
R=1170.92'
L=206.41'
T=103.47'
C=206.14'
CB=S48°29'05"W

AREA "B"
TOANO FISHING AND HUNTING CLUB,
INCORPORATED
D.B. 19, PAGE 218
D.B. 115, PAGE 28
D.B. 123, PAGE 392
PART OF TAX PARCEL (22-3) (10-44)
ZONE: A1
AREA = 893,676 S.F.±
OR 20.516 ACRES±

RPA LINE PER
JAMES CITY COUNTY GIS

100' RPA BUFFER PER
JAMES CITY COUNTY GIS

PROPERTY LINE (P.B. 52, PG. 1)
HEREBY EXTINGUISHED

S53°32'05"W 59.81'

JOLLY POND ROAD (RT. 611)
VARIABLE WIDTH R/W

S54°42'05"W 35.66'
S65°42'05"W 181.53'
S27°25'25"W 50.87'

PROPERTY LINE (P.B. 52, PG. 1)
HEREBY EXTINGUISHED

FENCE

D=31°10'00"
R=311.46'
L=169.43'
T=86.87'
C=167.36'
CB=S89°07'05"W

EXISTING BUILDING

WILLIAMSBURG-JAMES CITY COUNTY
PUBLIC SCHOOLS
D.B. 626, PG. 353
TAX PARCEL (22-4) (10-09)
ZONE: PL
AREA =8.20 ACRES (PER COUNTY RECORDS)
AREA = 7.253 ACRES (COMPUTED PER SURVEY)

EXISTING BUILDING

FENCE

S41°30'35"E 139.71'

CRAMSTONS MILL POND ROAD
(RT. 632)
50' R/W

S22°46'55"E 283.46'
S22°46'55"E 124.46'
S87°13'05"W 5.00'

D=18°44'00"
R=485.00'
L=158.57'
T=80.00'
C=157.87'
CB=S32°08'55"E

N/F
COLONIAL HERITAGE, LLC PARCEL
ID: 2240100007
ZONE: A1

50' INGRESS/EGRESS EASEMENT FOR
THE EXCLUSIVE USE OF THE
TOANO FISHING AND HUNTING CLUB, INC.

N55°36'12"W 78.19'
N15°30'12"W 161.25'
N18°56'12"W 140.86'
N57°15'55"E 178.48'
N70°58'29"E 145.29'
N45°20'27"E 67.89'
N31°24'11"E 95.08'
N46°21'30"E 67.98'
N70°48'12"E 52.56'
S31°41'22"E 86.41'
N79°52'19"E 95.86'
N17°55'34"E 60.65'
N35°13'08"E 74.61'
S82°07'08"E 51.37'
67.51'
S17°00'16"E 152.05'

SPRING BRANCH (STREAM)
AS IT MEANDERS, THE LINE
P.B. 25, PG. 45
P.B 49, PG. 68
(AREA CALCULATED TO
TRAVERSE LINE)

RAVINE

RPA LINE PER
JAMES CITY COUNTY GIS

NEW PROPERTY LINE
ALONG C/L OF RAVINE

30" POPLAR

100' RPA BUFFER PER
JAMES CITY COUNTY GIS

AREA "B"
TOANO FISHING AND HUNTING CLUB,
INCORPORATED
D.B. 19, PAGE 218
D.B. 115, PAGE 28
D.B. 123, PAGE 392
PART OF TAX PARCEL (22-3) (10-44)
ZONE: A1
AREA = 893,676 S.F.±
OR 20.516 ACRES±

PROPERTY LINE (P.B. 52, PG. 1)
HEREBY EXTINGUISHED

D=24°30'36"
R=485.00'
L=211.76'
T=107.52'
C=210.15'
CB=S29°15'26"E

D=45°08'53"
R=360.00'
L=283.46'
T=149.54'
C=276.20'
CB=S39°33'42"E

REMAINING AREA
TOANO FISHING AND HUNTING CLUB,
INCORPORATED
D.B. 19, PAGE 218
D.B. 115, PAGE 28
D.B. 123, PAGE 392
TAX MAP NO. (22-3) (10-44)
ZONE: A1

LEGEND
- ● IRS (IRON ROD SET)
- ○ IPF/IRF (IRON PIPE FOUND /IRON ROD FOUND)
- ▲ TRAVERSE LINE

GRAPHIC SCALE
100' 0' 100' 200'
SCALE: 1" = 100'

2 Large/Small Plat(s) Recorded herewith as # 090033463

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT,
THIS 16 DAY OF December 2009
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO
THE RECORD AS THE LAW DIRECTS. @ 11:36 AM/PM
INSTRUMENT # 090033463
TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK
By Claudia H. Birkholz, Dep. Clerk

CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES OWNED BY:

WILLIAMSBURG-JAMES CITY COUNTY PUBLIC SCHOOLS AND TOANO FISHING AND HUNTING CLUB, INCORPORATED

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
THOMAS C. SUBLETT
Lic. No. 1886
8/10/09
LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY

Designed	Drawn
AES	JFS
Scale	Date
1"=100'	8/10/09
Project No.	
9888-18	
Drawing No.	
2 OF 2	