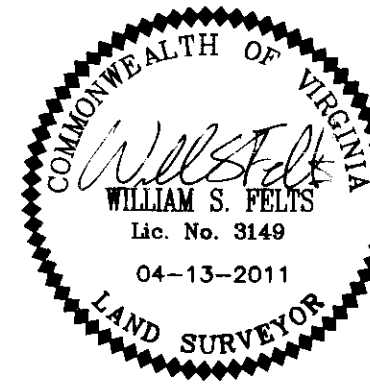


120006266

BOUNDARY LINE ADJUSTMENT  
OF 3 PARCELS OF LAND STANDING IN THE NAME OF  
**CLAYBANK LANDING, LLC**

JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA  
DATE: 04-13-2011 SCALE: 1"=200' JOB NO: 10-251



**LandTech Resources, Inc.**  
Surveying • GPS • Engineering  
205 Bulifants Blvd., Ste. E, Williamsburg, VA 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com



Scale: 1" = 200'

SHEET 2 OF 2

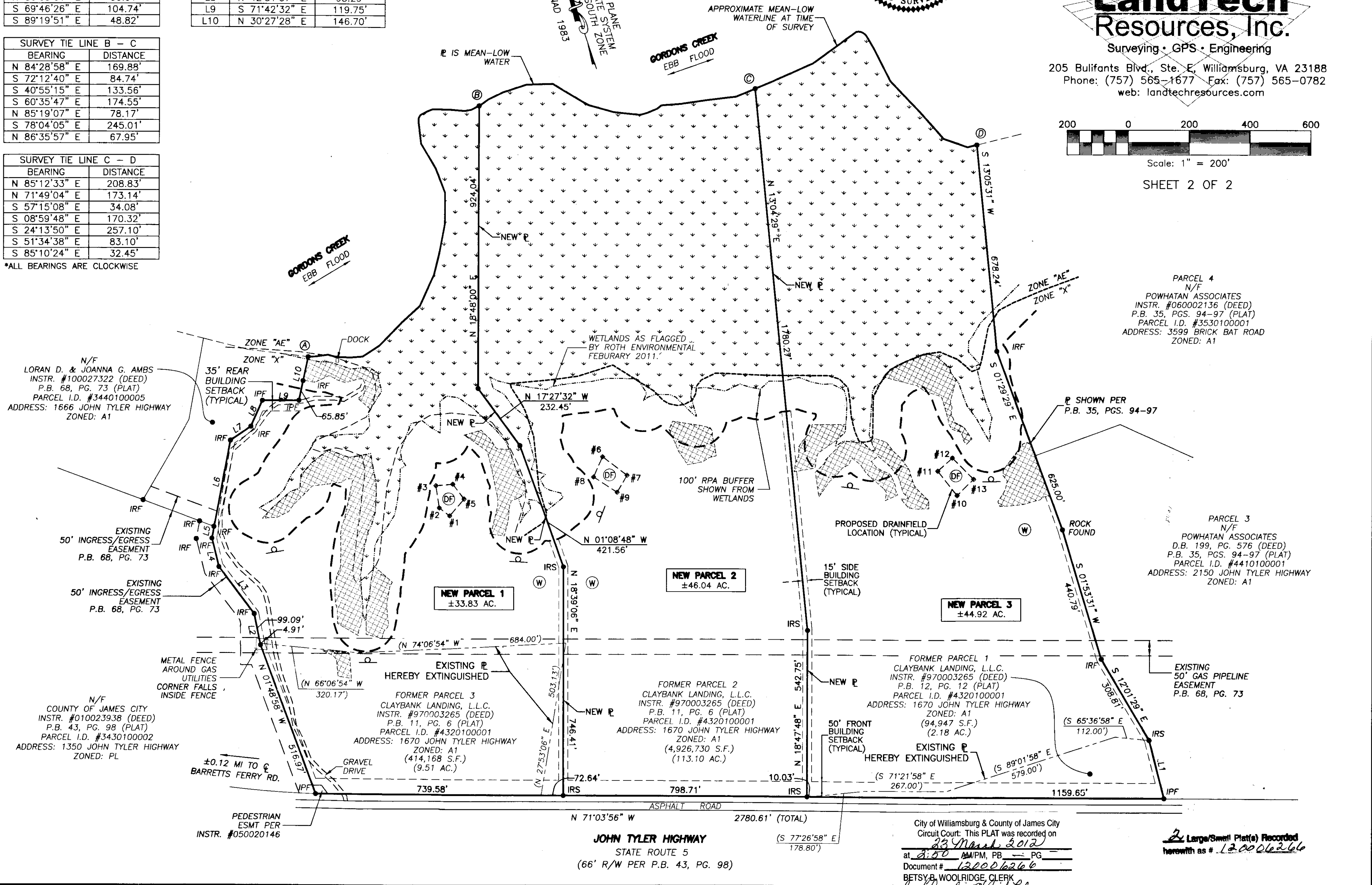
SURVEY TIE LINE A - B	
BEARING	DISTANCE
S 71°43'16" E	173.93'
N 67°20'17" E	251.86'
N 44°35'18" E	102.54'
N 32°04'22" E	178.74'
N 18°43'11" E	109.10'
N 08°26'57" W	169.98'
N 12°56'00" E	97.21'
N 86°03'01" E	50.01'
S 69°46'26" E	104.74'
S 89°19'51" E	48.82'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04°14'31" W	196.00'
L2	N 07°14'50" E	104.00'
L3	N 18°20'10" W	192.00'
L4	N 04°44'50" E	95.25'
L5	N 29°16'57" E	38.78'
L6	N 29°16'57" E	288.01'
L7	N 74°14'19" E	81.21'
L8	N 42°31'37" E	93.29'
L9	S 71°42'32" E	119.75'
L10	N 30°27'28" E	146.70'

SURVEY TIE LINE B - C	
BEARING	DISTANCE
N 84°28'58" E	169.88'
S 72°12'40" E	84.74'
S 40°55'15" E	133.56'
S 60°35'47" E	174.55'
N 85°19'07" E	78.17'
S 78°04'05" E	245.01'
N 86°35'57" E	67.95'

SURVEY TIE LINE C - D	
BEARING	DISTANCE
N 85°12'33" E	208.83'
N 71°49'04" E	173.14'
S 57°15'08" E	34.08'
S 08°59'48" E	170.32'
S 24°13'50" E	257.10'
S 51°34'38" E	83.10'
S 85°10'24" E	32.45'

\*ALL BEARINGS ARE CLOCKWISE



PARCEL 4  
N/F  
POWHATAN ASSOCIATES  
INSTR. #060002136 (DEED)  
P.B. 35, PGS. 94-97 (PLAT)  
PARCEL I.D. #353010001  
ADDRESS: 3599 BRICK BAT ROAD  
ZONED: A1

PARCEL 3  
N/F  
POWHATAN ASSOCIATES  
D.B. 199, PG. 576 (DEED)  
P.B. 35, PGS. 94-97 (PLAT)  
PARCEL I.D. #441010001  
ADDRESS: 2150 JOHN TYLER HIGHWAY  
ZONED: A1

N/F  
LORAN D. & JOANNA G. AMBS  
INSTR. #100027322 (DEED)  
P.B. 68, PG. 73 (PLAT)  
PARCEL I.D. #344010005  
ADDRESS: 1666 JOHN TYLER HIGHWAY  
ZONED: A1

EXISTING 50' INGRESS/EGRESS EASEMENT  
P.B. 68, PG. 73

N/F  
COUNTY OF JAMES CITY  
INSTR. #010023938 (DEED)  
P.B. 43, PG. 98 (PLAT)  
PARCEL I.D. #343010002  
ADDRESS: 1350 JOHN TYLER HIGHWAY  
ZONED: PL

JOHN TYLER HIGHWAY  
STATE ROUTE 5  
(66' R/W PER P.B. 43, PG. 98)

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
23 March 2012  
at 2:20 AM/PM, PG.       
Document # 120006266  
BETSY B. WOOLRIDGE, CLERK  
By William S. Felts, Dep. Clerk

2 Large/Small Plat(s) Recorded  
herewith as # 120006266