160005810

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	0°37'49"	22656.60'	249.23'	124.62'	249.23'	N49°43'23"E
C2	1°03'38"	13130.26'	243.07'	121.54'	243.06'	N48°31'20"E
C3	18°04'51"	919.93'	290.30'	146.37'	289.10'	N57°01'56"E
C4	15°15'46"	919.93'	245.06'	123.26'	244.33'	N73°42'14"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N37°00'00"W	197.55'
L2	N51°33'30"W	208.67'
L3	N56°16'33"E	52.54'
L4	N37°00'00"W	214.22'

EHP LAND COMPANY, INC.
NEW LOT 5
2815 FORGE ROAD
PARCEL ID 1140200005
DOC NO. 130002166
ZONED A1
AREA=
574,908 S.F.
13.20 AC.

FORGE ROAD, LLC
2611 FORGE ROAD
PARCEL ID 1140100010
DOC NO. 150006845
ZONED A1
AREA=
2,903,951 S.F.
OR 66.67 AC.±
(AREA TO APPROXIMATE PARCEL LINE)

N/F ELWOOD H. PERRY JR. AND SHARON W. PERRY, 2875 FORGE ROAD, LOT 6 WILLOW POND ESTATES, PARCEL ID 1140200006, ZONED A1

N/F JASON A. AND RACHEL F. PALMER, 2827 FORGE ROAD, LOT 4 WILLOW POND ESTATES, PARCEL ID 1230700004, DOC. NO. 140008927, ZONED A1

N/F CITY OF NEWPORT NEWS WATERWORKS, 7090 CHURCH LANE, PARCEL ID 2120100001, ZONED PL, D.B. 134, PG. 794, PB 29, PG. 21

N/F FORGE ROAD, LLC, 2511 FORGE ROAD, PARCEL ID 1140100009, DOC. NO. 150006845, ZONED A1

FORGE ROAD, ROUTE 610, VARIABLE WIDTH R/W (GREATER THAN 50')

EXISTING VDOT DRAINAGE ESM'T (VDOT PROJECT #0610-047-148 M-501)

130' ROADWAY DRAINAGE, LANDSCAPE AND FENCE MAINTENANCE ESM'T DOC. #080016177

400' EASEMENT LINE FROM C. OF FORGE ROAD INSTRUMENT #060018317

COMMON DRIVE TO BE SHARED BY LOT 5 AND FLAG LOT 4 (ACCESS EASEMENT FOR CEMETERY)

10' DRAINAGE ESM'T DOC. #080016177

10' LANDSCAPE AND FENCE MAINTENANCE ESM'T DOC. #080016177

EASEMENT AREA INSTRUMENT #060018317

ALLOWABLE BUILDING AREA

EX. 40' ACCESS EASEMENT AND 40' x 60' TURN-AROUND EASEMENT FOR EXISTING CEMETERY

ABANDONED RAIL PATH

CEMETERY LIMITS

100' RPA BUFFER

EDGE OF EXIST. WATER

POND

PROP. HOUR.

RESERVE PRIMARY

BH1 BH2 BH3 BH4

PORTION OF PROPERTY LINE HEREBY EXTINGUISHED

NEW PROPERTY LINE

GRAVEL DRIVE

J.C.C. COORDINATES
N 3,667,031.8137
E 11,970,255.6425

APPROXIMATE PROPERTY LINE PER JAMES CITY COUNTY GIS (SURVEY TIE LINE ONLY)

APPROXIMATE LOCATION 50' NATURAL GAS EASEMENT D.B. 506, PG. 477 (NOT FIELD VERIFIED)

APPROXIMATE LOCATION 35' NATURAL GAS EASEMENT D.B. 506, PG. 477 (NOT FIELD VERIFIED)

LIMITS OF WETLANDS (TAKEN FROM J.C.C. GIS)

LITTLE CREEK RESERVOIR

IPF 3' TALL

IPF LEANING

IRF BENT

JAMES CITY COUNTY DATUM
PLAT BOOK 91, PAGE 37

GRAPHIC SCALE
200' 0' 200' 400'
SCALE: 1" = 200'

AREA TABULATION

PARCEL	FORMER AREA	NEW AREA
LOT 5	569,690 S.F.± OR 13.08 AC.±	574,908 S.F.± OR 13.20 AC.±
2611 FORGE ROAD	2,909,169 S.F.± OR 66.79 AC.±	2,903,951 S.F.± OR 66.67 AC.±
TOTAL AREA	3,478,859 S.F.± OR 79.87 AC.±	3,478,859 S.F.± OR 79.87 AC.±

NOTES:

1. THIS PLAT IS BASED ON A PLAT BY AES CONSULTING ENGINEERS TITLED "PLAT OF SUBDIVISION WILLOW POND ESTATES LOTS 4-6 PREPARED FOR: ELWOOD PERRY, JR." DATED NOVEMBER 7, 2006, LAST REVISED NOVEMBER 27, 2007 AND RECORDED MAY 30, 2008 AS DOC. NO. 080013624 AND A PLAT BY AES CONSULTING ENGINEERS TITLED "COMPOSITE MAP OF LAND BEING THE PROPERTY OF UB PROPERTIES, INC.," DATED APRIL 14, 2015. PROPERTY LINES AS SHOWN DO NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
2. AREAS SHOWN WERE CALCULATED USING PLATS OF RECORD AND AN APPROXIMATE PARCEL LINE FROM JAMES CITY COUNTY GIS.

2 Large/~~Small~~ Plat(s) Recorded herewith as # 160005810

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on March 29, 2016
at 2:27 AM/PM, PB ___ PG ___
Document # 160005810
MONA A. FOLEY, CLERK Elizabeth G. Connor DC
Mona A. Foley, Clerk

Rev. | Date

COMMONWEALTH OF VIRGINIA
STEVEN C. LETCHFORD
Lic. No. 2712
2/02/16
LAND SURVEYOR

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF BOUNDARY LINE ADJUSTMENT AND
LOT LINE EXTINGUISHMENT BETWEEN
PROPERTIES LOCATED AT 2815 AND 2611 FORGE ROAD
OWNED BY EHP LAND COMPANY, INC AND FORGE ROAD, LLC

STONEHOUSE DISTRICT | COUNTY OF JAMES CITY | VIRGINIA

Project Contacts:	SCL/JFS
Project Number:	9741
Scale: 1"=200'	Date: 2/02/16
Sheet Number	2 OF 2