

170008886

BOUNDARY LINE ADJUSTMENT BETWEEN
**PARCEL 8A &
 BMP 2**
JACOB'S INDUSTRIAL CENTER
 LOCATED IN THE
 STONEHOUSE MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 03/14/2017 LRI JOB #15-124
 SHEET 2 OF 2

LRI
LANDTECH
RESOURCES, INC.
 ENGINEERING & SURVEYING CONSULTANTS
 3925 Midlands Road Williamsburg, VA 23188
 Ph: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

JCC S-0008-2017



N/F
 BOCA LAND INVESTORS,
 LLC
 P.B. 73, PG. 100-102
 TAX MAP #1331100002B

N/F
 WELLINGTON ESTATES
 HOMEOWNER'S
 ASSOCIATION
 INST. #150020824
 TAX MAP
 #1331100002B

JAMES CITY COUNTY CONSERVATION
 EASEMENT
 (DOC. #070033149; CONSERVATION
 EASEMENT EXCHANGE FOR THIS SITE
 RECORDED AS INST. #160002134 &
 REFLECTED ON THIS PLAT)

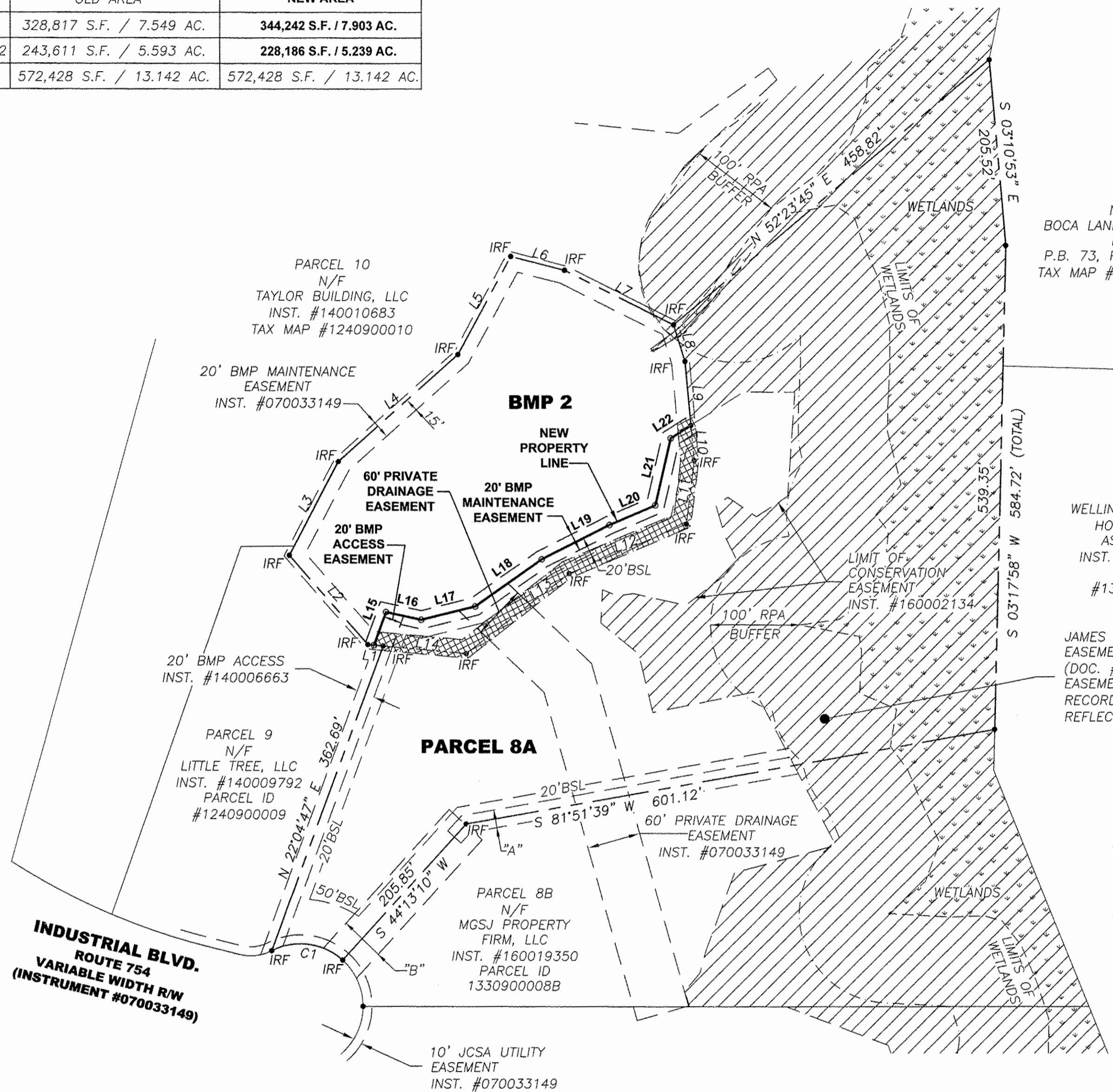
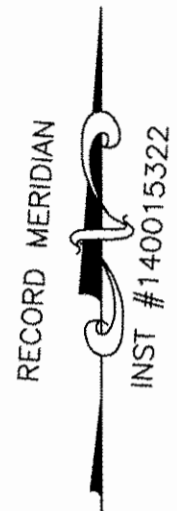
"A" 20' PRIVATE
 DRAINAGE EASEMENT
 INST. #160003879

"B" 50' SHARED
 ACCESS EASEMENT
 INST. #160003879 &
 50' JCSA UTILITY EASEMENT
 INST. #160019348

2 Large/Small Plans Recorded
 herewith as # 170008886

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 May 2, 2017
 at 2:07 AM (P) PG
 Document # 170008886
 MONA A. FOLEY, CLERK
 Clerk
 Elizabeth O'Connor

AREA TABULATION			
		OLD AREA	NEW AREA
PARCEL ID: 1330900008	PARCEL 8A	328,817 S.F. / 7.549 AC.	344,242 S.F. / 7.903 AC.
PARCEL ID: 1240900001A	BMP 1 & BMP 2	243,611 S.F. / 5.593 AC.	228,186 S.F. / 5.239 AC.
TOTAL AREA		572,428 S.F. / 13.142 AC.	572,428 S.F. / 13.142 AC.



INDUSTRIAL BLVD.
ROUTE 754
VARIABLE WIDTH R/W
(INSTRUMENT #070033149)

LINE	BEARING	DISTANCE
L1	S 82°56'57" E	17.26'
L2	S 39°33'43" E	132.77'
L3	S 29°41'52" W	118.44'
L4	S 50°11'06" W	179.53'
L5	S 30°30'30" W	124.22'
L6	N 73°46'08" W	62.09'
L7	N 61°41'56" W	136.37'
L8	N 15°25'49" W	42.88'
L9	N 03°15'00" W	71.68'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	70.00'	85.45'	80.24'	N 80°45'09" W	69°56'37"

PROPERTY LINE HEREBY EXTINGUISHED	BEARING	DISTANCE
L10	N 03°15'00" W	39.43'
L11	N 09°01'54" E	71.06'
L12	N 68°58'34" E	142.46'
L13	N 54°12'53" E	145.81'
L14	S 82°56'57" E	93.62'

NEW PROPERTY LINE	BEARING	DISTANCE
L15	N 22°04'47" E	39.28'
L16	S 22°04'47" W	36.68'
L17	N 77°58'26" E	62.19'
L18	N 56°39'15" E	91.25'
L19	N 65°05'02" E	85.05'
L20	N 68°47'17" E	55.73'
L21	N 15°03'00" E	76.70'
L22	N 59°41'51" E	26.84'

STATE OF VIRGINIA, JAMES CITY COUNTY
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
 JAMES CITY THIS _____ DAY OF _____, 2017.
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
 DIRECTS AT _____
 INSTRUMENT # _____
 TESTE _____

LEGEND

- RPA WETLANDS
- JAMES CITY COUNTY CONSERVATION EASEMENT (DOC.#070033149)
- EXIST. 20' BMP MAINTENANCE EASEMENT HEREBY VACATED
- IPF IRON PIPE FOUND
- IRON ROD TO BE SET