

JAMES CITY COUNTY  
 GEODETIC MERIDIAN  
 PLAT BOOK 67, PAGE 94

TAX PARCEL #2320900001C  
 N/F  
 COLONIAL HERITAGE OWNERS  
 ASSOCIATION, INC.  
 INSTR.# 050019443  
 ZONED: MU

N11°11'49"W 102.90'

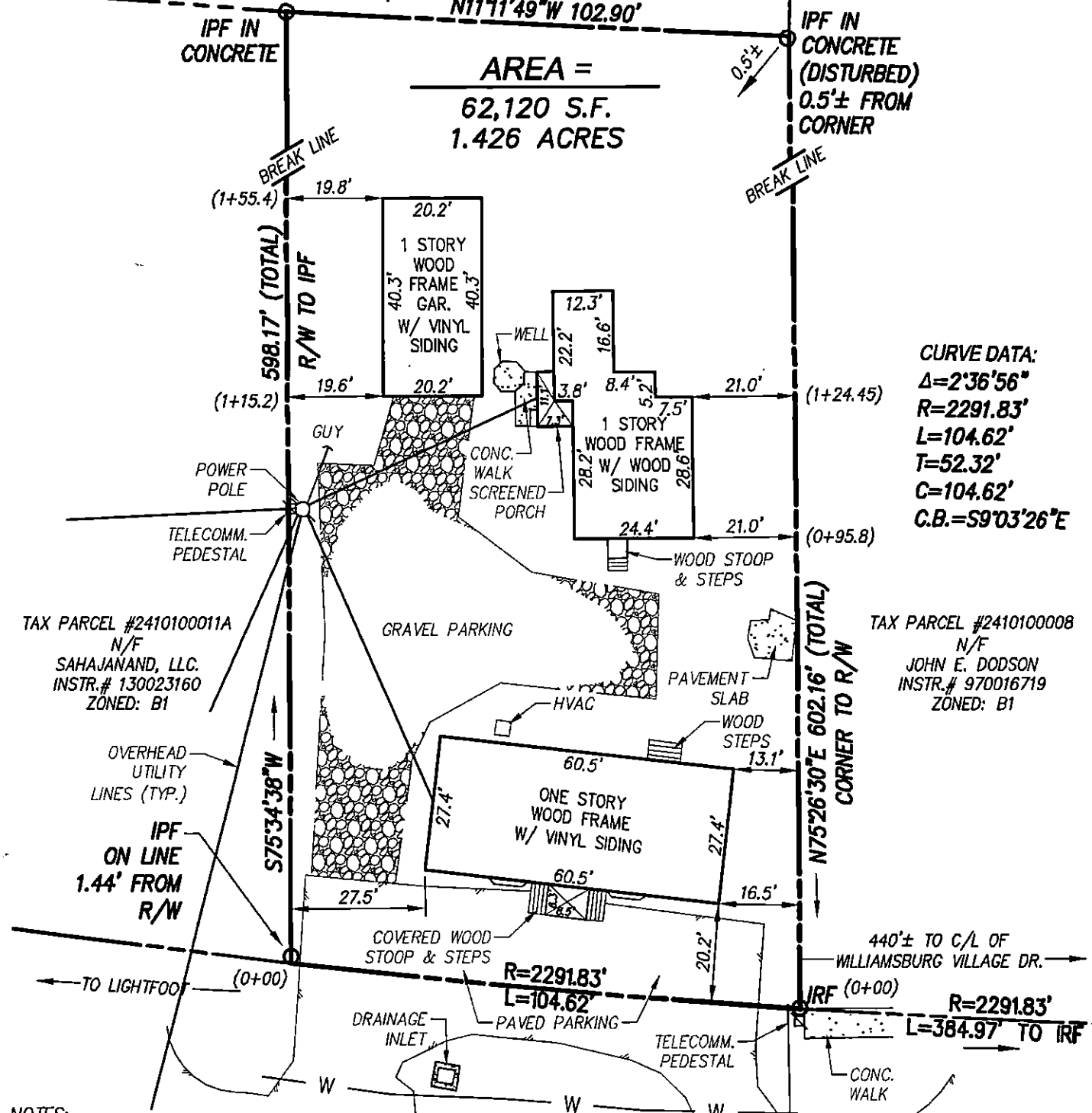
AREA =  
 62,120 S.F.  
 1.426 ACRES

IPF IN  
 CONCRETE  
 (DISTURBED)  
 0.5'± FROM  
 CORNER

CURVE DATA:  
 $\Delta = 2^{\circ}36'56''$   
 $R = 2291.83'$   
 $L = 104.62'$   
 $T = 52.32'$   
 $C = 104.62'$   
 $C.B. = S9^{\circ}03'26''E$

TAX PARCEL #2410100008  
 N/F  
 JOHN E. DODSON  
 INSTR.# 970016719  
 ZONED: B1

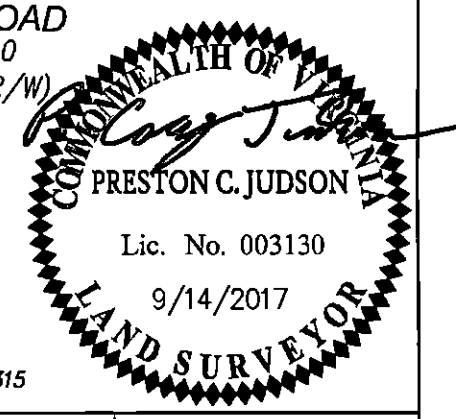
TAX PARCEL #2410100011A  
 N/F  
 SAHAJANAND, LLC.  
 INSTR.# 130023160  
 ZONED: B1



- NOTES:
1. PROPERTY ADDRESS: #7059 RICHMOND ROAD  
 JAMES CITY COUNTY TAX PARCEL ID #2410100010.
  2. THIS PROPERTY LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) PER F.I.R.M. #51095C0107D, DATED 12/16/2015.
  3. THIS PLAT IS BASED UPON FOUND GROUND EVIDENCE, DEEDS AND PLATS OF RECORD, AND OTHER AVAILABLE INFORMATION.
  4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OTHER THAN SHOWN.
  5. REFERENCE IS HEREBY MADE TO A "PLAT OF BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT...", BY AES DATED OCTOBER 24, 1997, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN P.B. 67, PG. 94.

RICHMOND ROAD  
 EBL U.S. RTE. 60  
 (VARIABLE WIDTH R/W)

REFERENCES:  
 INSTR. # 970007014  
 D.B. 130, PG. 14  
 D.B. 96, PG. 608  
 D.B. 95, PG. 68  
 VEPCO P.B. 2, PG. 315



PHYSICAL SURVEY  
 OF 1.426 ACRES OF LAND  
 STANDING IN THE NAME OF  
**C & J, L.L.C.**

Project Contacts: PCJ / DSB	Scale: 1"=30'
Project Number: W08032-03	Date: 9/14/2017



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CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA