

170019358

BOUNDARY LINE ADJUSTMENT

BETWEEN THE PROPERTIES OF
LARRY T. WALTRIP & DUDLEY S. WALTRIP
 AND
WILLIAMSBURG-JAMESTOWN AIRPORT, INC.

JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 08/31/2017 SCALE: 1" = 100' LRI JOB #17-182
 SHEET 2 OF 2



JCC S-0020-2017



GENERAL NOTES

- PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- THE PROPERTY SHOWN HEREON LIES IN FEMA FLOOD ZONES "AE" & "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS #51095C0201D & #51095C0202D, DATED DECEMBER 16, 2015.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- A TITLE REPORT WAS NOT PROVIDED FOR THE PREPARATION OF THIS PLAT.
- THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA (RPA) AND A RESOURCE MANAGEMENT AREA (RMA).
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- THIS PLAT WAS PREPARED BASED ON RECORD INFORMATION AND MONUMENTS FOUND. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE ENTIRETY OF THE PROPERTIES SHOWN HEREON.
- 100 MARCLAY ROAD (PARCEL ID: 4820100005A) IS SUBJECT TO SPECIAL USE PERMITS SUP-0002-1988 AND SUP-0026-1985. PER PROPERTY OWNERS ATTORNEY; THIS SUBDIVISION IS NOT IN CONFLICT WITH EITHER SUP.
- PORTIONS OF BOTH PROPERTIES ARE IN AN AIRPORT OVERLAY DISTRICT.
- PROPERTY OWNER ASSURES THAT THERE WILL BE NO CONFLICTS WITH ASSOCIATED VEHICLES AND STORAGE OF MATERIALS AROUND EXIST. BUILDING.
- WITHIN THE SIGHT DISTANCE EASEMENT; THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.

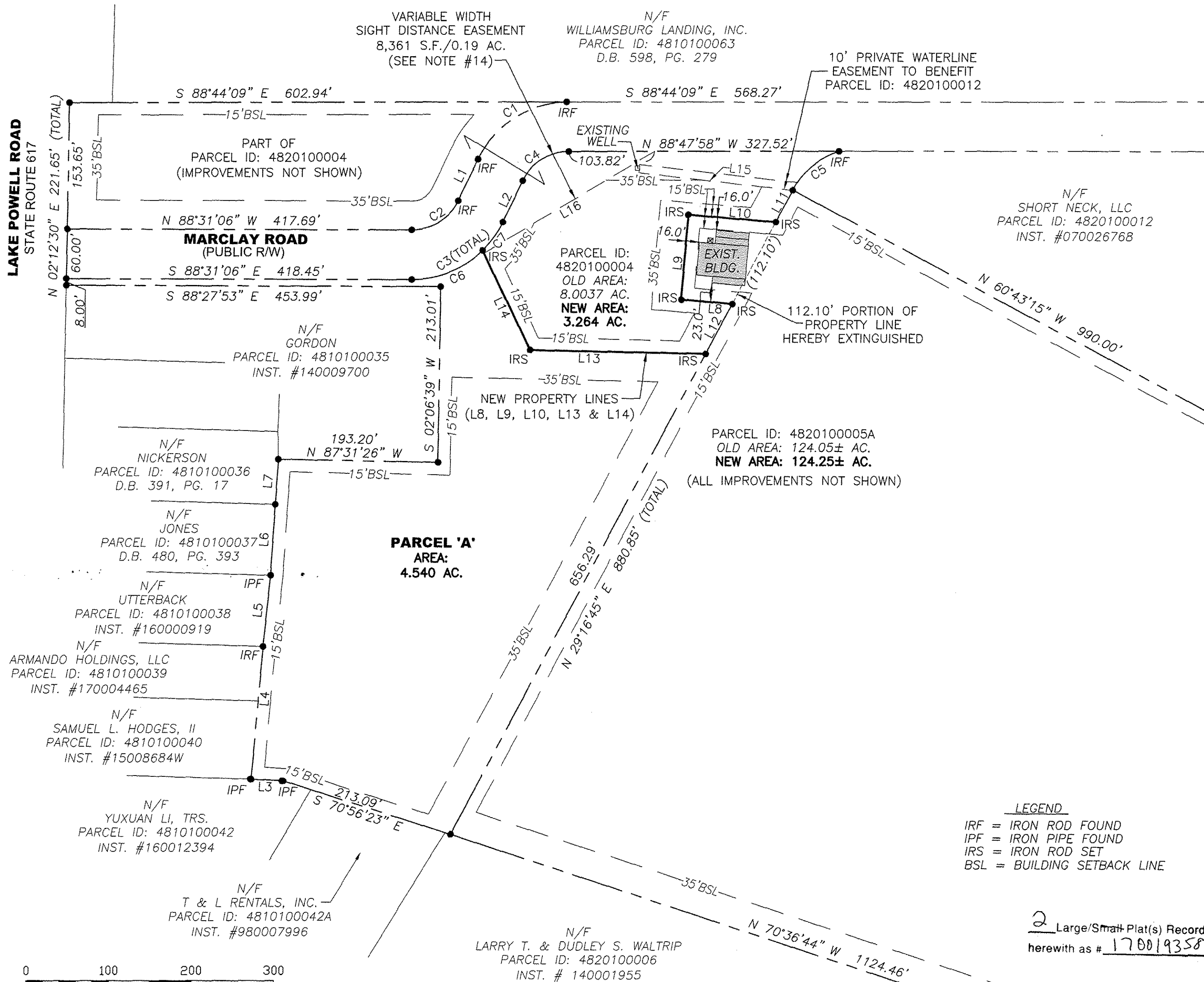
AREA TABULATION		
	OLD AREA	NEW AREA
PARCEL ID: 4820100004	8.0037 AC.	3.264 AC.
PARCEL ID: 4820100005A	124.05± AC.	124.25± AC.
PARCEL A	---	4.540 AC.
TOTAL AREA		132.05± AC.

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 5th DAY OF October, 2017.
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:43 P.M.
 INSTRUMENT # 170019358
 TESTE MONA A. FOLEY, CLERK *July Storey OC*

LINE	BEARING	DISTANCE
L1	S 26°47'45" W	56.03'
L2	S 26°47'45" W	56.03'
L3	S 85°41'07" E	38.67'
L4	S 06°17'06" W	159.87'
L5	S 07°18'08" W	85.88'
L6	S 04°53'29" W	85.69'
L7	S 05°22'02" W	54.66'
L8	S 83°57'37" E	62.08'
L9	S 06°02'23" W	103.00'
L10	N 83°57'37" W	106.31'
L11	N 29°16'45" E	43.75'
L12	S 29°16'45" W	68.71'
L13	N 87°31'26" W	212.50'
L14	N 24°25'59" W	133.78'
L15	N 82°18'13" W	187.81'
L16	N 60°22'26" E	240.82'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	122.00'	134.64'	127.91'	S 58°24'43" W	63°13'54"
C2	62.00'	70.00'	66.34'	N 59°08'20" E	64°41'16"
C3	122.00'	137.74'	130.54'	N 59°08'20" E	64°41'16"
C4	62.00'	69.69'	66.08'	S 58°59'54" W	64°24'17"
C5	98.83'	75.15'	73.36'	S 51°03'52" W	43°34'20"
C6	122.00'	95.35'	92.94'	N 69°04'45" E	44°46'46"
C7	122.00'	42.39'	42.18'	N 36°44'07" E	19°54'30"



LEGEND
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND
 IRS = IRON ROD SET
 BSL = BUILDING SETBACK LINE

2 Large/Small Plat(s) Recorded
 herewith as # 170019358

0 100 200 300
 SCALE: 1"=100'