

BOUNDARY LINE ADJUSTMENT

OF THE PROPERTY OF
ANNE M. MEPHAM

BEING PIN: 4730100040 & PIN: 4730100042

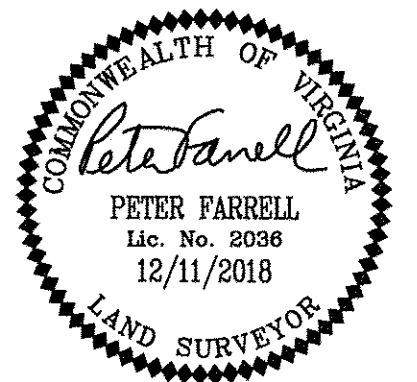
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 12/11/2018 SCALE: 1"=100' JOB # 17-068

LandTech Resources, Inc.
Engineering & Surveying Consultants
3925 Midlands Road, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 2 OF 2

JCC-S-18-0079



NOTE:

PROPERTY LINES FOR PIN: 4730100042 ARE BASED ON AN ACTUAL FIELD SURVEY COMPLETED 04/11/2017. PROPERTY LINES FOR PIN: 4730100040 WERE COMPILED FROM PLATS AND DEEDS OF RECORD AND DIGITAL AERIAL IMAGES.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
December 18, 2018
at 1:34 AM (PM) PB PG
Document # **180020051**
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk
Elizabeth O'Connor DC
2 Large/Small Plat(s) Recorded
herewith as # **180020051**

N/F
JTR PROPERTIES, LLC
PARCEL ID: 4730100039

N/F
COTTAGES AT STONEHAVEN COMMUNITY ASSOCIATION
PARCEL ID: 4741600001A

FROM "D" TO "E"
PROPERTY LINE IS 10'
LANDWARD OF EDGE OF MARSH
(D.B. 110, PG. 348)
(INST. #150005625)

FROM "C" TO "D"
PROPERTY LINE IS
EDGE OF MARSH
D.B. 110, PG. 348

FROM "B" TO "C"
PROPERTY LINE IS
EDGE OF MARSH
D.B. 110, PG. 348
HEREBY EXTINGUISHED

FROM "A" TO "B"
PROPERTY LINE IS
MEAN LOW WATER

PROPERTY OF
ANNE M. MEPHAM
INST. #170024266
#275 NECK-O-LAND ROAD
PARCEL ID: 4730100042
ZONED: R8
EXISTING AREA
4.55± AC.
NEW AREA
6.23± AC.

N/F
LITTLE
PARCEL ID: 4730100041B

N/F
LITTLE
PARCEL ID: 4730100041A

N/F
HEATH
PARCEL ID: 4730100043

N/F
JAMES CITY
SERVICE
AUTHORITY
PARCEL ID: 4730100043A

N/F
VAN DYKE
PARCEL ID: 4730100045

N/F
REAGAN &
ATWELL
PARCEL ID: 4730100046

LEGEND
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
E.O.W. = EDGE OF WATER
PER GIS MAPPING

1 25' JCSA EASEMENT
D.B. 175, PG. 400
P.B. 53, PG. 10

2 VARIABLE
WIDTH ACCESS
EASEMENT
INST. #170014648

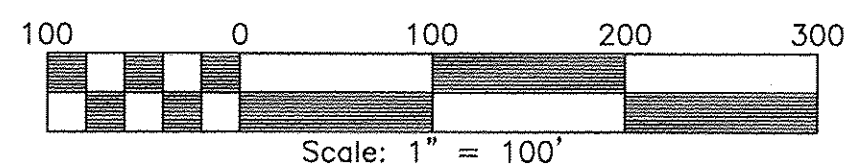
Marsh Land
Proposed Residence
9.9 Proposed Finished Grade
Structures to be Removed
Existing Shed

Variable Width Access Easement

SMH EXISTING SANITARY SEWER MANHOLE
C/O EXISTING SANITARY SEWER CLEAN OUT
-SS- APPROXIMATE LOCATION OF EXISTING SANITARY LATERAL
SAN EXISTING SANITARY SEWER
W EXISTING WATER MAIN PER JCSA
WETLANDS AS DELINEATED BY ROTH ENVIRONMENTAL
APPROXIMATE F.I.R.M. ZONE BOUNDARY
100' RPA BUFFER
PSS PROPOSED SANITARY SEWER LATERAL
NEW PROPERTY LINE

NOTES:

- 1) WHERE APPLICABLE THE 100' RPA BUFFER LINE AND/OR 1% ANNUAL SPECIAL FLOOD HAZARD AREA LINE IS THE BUILDING SETBACK LINE.
- 2) ALL BUILDINGS SHALL BE CONSTRUCTED SOLELY WITHIN THE BUILDING SITE AND OUTSIDE OF THE ONE PERCENT ANNUAL CHANCE (100-YEAR) FLOOD PLAIN.



EXISTING PROPERTY LINES

LINE	BEARING	DISTANCE
L1	N 66°14'29" W	314.78'
L2	S 27°37'24" W	10.02'

NEW PROPERTY LINES

LINE	BEARING	DISTANCE
L3	S 42°26'58" W	221.19'
L4	S 42°26'58" W	25.00'
L5	N 64°21'58" W	242.95'
L6	N 30°30'00" E	171.22'

NEW EASEMENT LINES

LINE	BEARING	DISTANCE
L20	S 42°26'58" W	66.63'
L21	N 60°29'54" W	308.99'

SURVEY TIE-LINES

LINE	BEARING	DISTANCE
L7	N 09°04'53" W	128.40'
L8	N 30°02'59" W	121.50'
L9	N 55°30'27" W	270.11'
L10	N 15°53'22" W	459.71'
L11	S 36°18'55" E	138.75'
L12	N 41°35'54" E	225.46'
L13	S 30°41'27" E	117.14'
L14	S 00°48'11" E	208.79'
L15	S 86°56'50" E	156.01'
L16	S 64°22'14" E	179.77'
L17	S 18°37'56" W	166.20'
L18	S 23°00'03" W	416.91'
L19	S 49°01'39" E	81.89'