

20000996

N/F  
JOSEPH R. RICHARDSON  
INST. #990000198  
P.B. 71, PG. 62-63  
PIN: 3620100018C

APPROXIMATE  
LOCATION OF STREAM  
(PER JCC GIS MAPPING)

**BOUNDARY LINE ADJUSTMENT  
BETWEEN LOT 1 AND LOT 2  
MARY LEE NEW ESTATE**

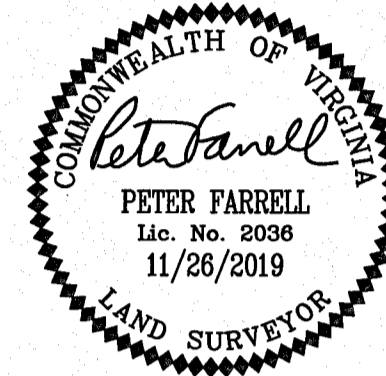
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 11/26/2019 SCALE: 1"=100' JOB # 18-511

**LandTech  
Resources, Inc.**  
Surveying • Engineering • GPS

3925 Midlands Road, Williamsburg, Virginia 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

SHEET 4 OF 4

**JCC-S-19-0114**



PROPERTY LINES

LINE	BEARING	DISTANCE
L1	N 72°41'13" W	20.00'
L2	S 63°28'54" E	307.80'
L3	S 69°34'48" E	135.37'
L4	S 65°20'37" E	100.00'
L5	S 63°49'22" E	126.60'
L6	S 75°11'48" E	51.44'
L27	S 63°28'54" W	128.40'
L28	N 69°34'48" W	93.02'
L29	N 69°34'48" W	42.35'

SURVEY TIE-LINES

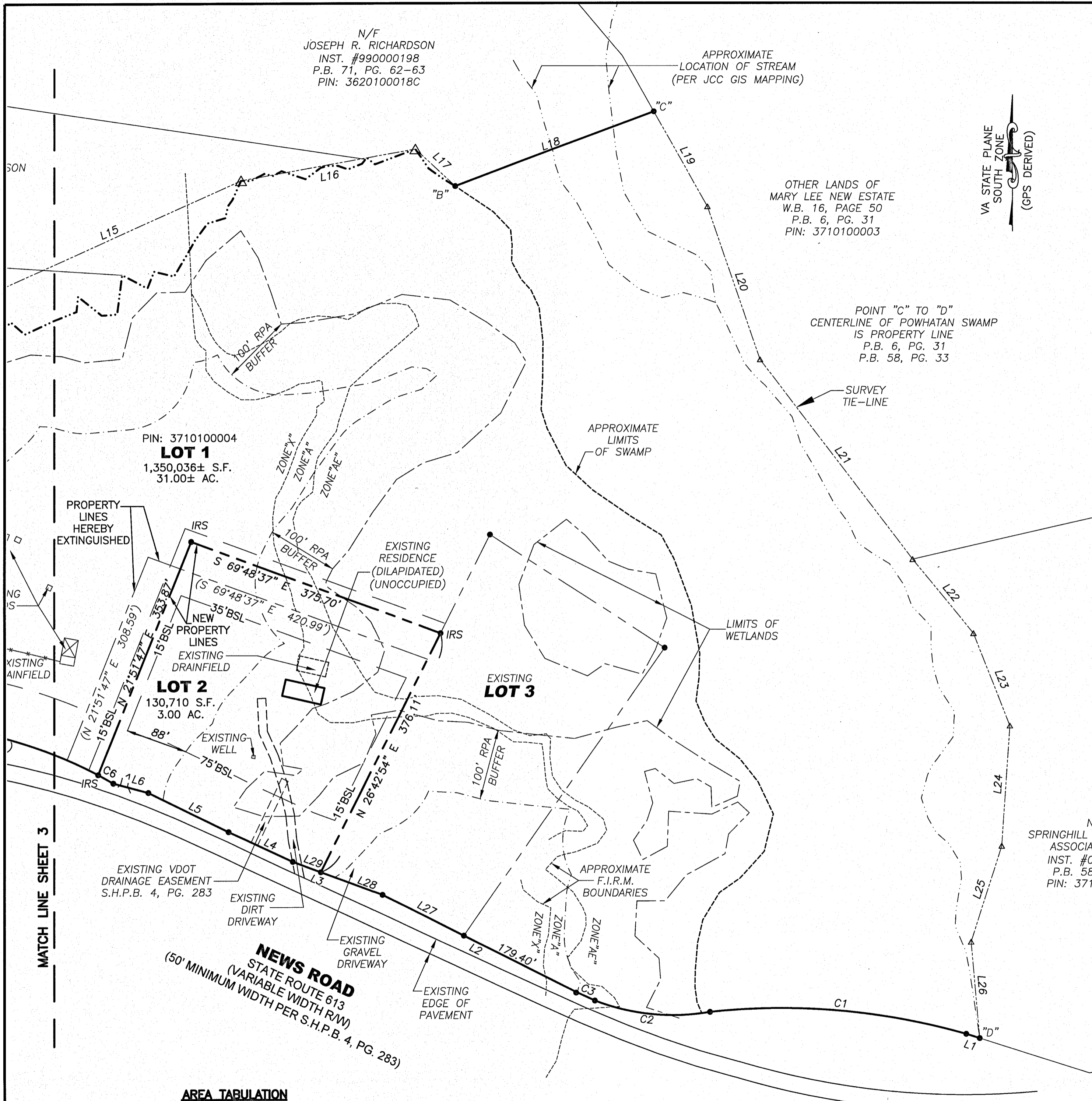
LINE	BEARING	DISTANCE
L15	N 65°46'23" E	469.83'
L16	N 79°59'25" E	250.24'
L17	S 47°22'36" E	76.56'
L19	N 29°29'46" W	154.49'
L20	N 18°59'46" W	229.00'
L21	N 37°29'46" W	355.00'
L22	N 39°29'43" W	135.25'
L23	N 21°40'01" W	139.63'
L24	N 03°54'03" E	169.95'
L25	N 17°49'35" E	141.30'
L26	N 05°05'51" W	135.28'

PROPERTY LINES

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	962.51'	366.13'	363.93'	N 85°11'39" W	21°47'42"
C2	310.46'	165.72'	163.76'	S 84°28'16" E	30°35'00"
C3	1,407.39'	26.88'	26.88'	S 65°53'26" E	1°05'40"

NEW PROPERTY LINES

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C6	663.92'	24.40'	24.40'	N 61°17'02" W	2°06'20"



OTHER LANDS OF  
MARY LEE NEW ESTATE  
W.B. 16, PAGE 50  
P.B. 6, PG. 31  
PIN: 3710100003

POINT "C" TO "D"  
CENTERLINE OF POWHATAN SWAMP  
IS PROPERTY LINE  
P.B. 6, PG. 31  
P.B. 58, PG. 33

VA STATE PLANE  
SOUTH ZONE  
(GPS DERIVED)

APPROXIMATE  
LIMITS  
OF SWAMP

LIMITS OF  
WETLANDS

N/F  
SPRINGHILL HOMEOWNERS  
ASSOCIATION, INC.  
INST. #000010533  
P.B. 58, PG. 33  
PIN: 3710600001B

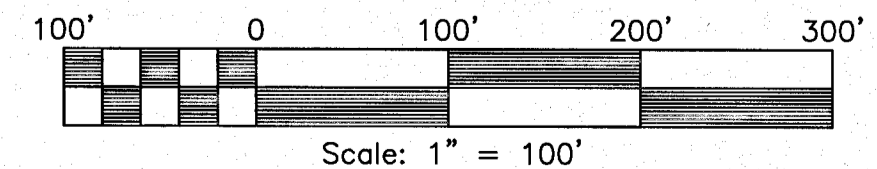
MATCH LINE SHEET 3

**AREA TABULATION**

LOT	OLD AREA	NEW AREA
LOT 1	1,350,036± S.F. / 31.00± AC.	1,350,036± S.F. / 31.00± AC.
LOT 2	130,710 S.F. / 3.00 AC.	130,710 S.F. / 3.00 AC.

**LEGEND**  
IPF = IRON PIPE FOUND  
IRS = IRON ROD TO BE SET  
--- FENCE

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
Jan. 23, 2020  
at 8:33 AM, PM, PB PG --  
Document # 20000996  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk



4 Large/Small Plat(s) Recorded  
herewith as # 20000996