

202202295

BOUNDARY LINE EXTINGUISHMENT

BETWEEN
JAMES CITY COUNTY TAX PARCEL
4730100002 & 473010003

259 SANDY BAY ROAD & 1826 JAMESTOWN ROAD
JAMES CITY COUNTY DISTRICT VIRGINIA

DATE: 12/07/2021

JOB: 21-203

JCC-S-21-0081
SHEET 2 OF 2



SANDY BAY ROAD
30' PRESCRIPTIVE EASEMENT

TIE LINE SHOWN PER P.B. 30, PG. 44
PROPERTY LINE IS ALONG CENTERLINE
OF EXISTING SANDY BAY ROAD

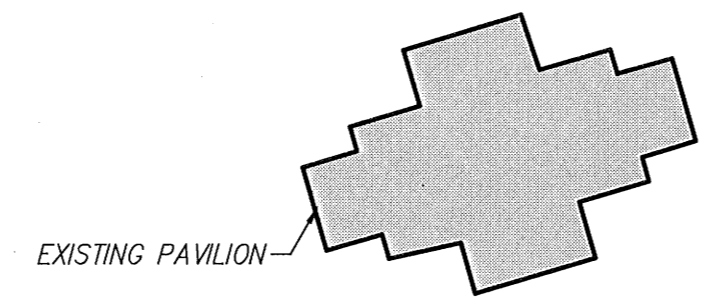
N44°09'04"E 27.57
RR SPIKE FOUND
N44°09'04"E 175.09' TO
RR SPIKE FOUND
S51°54'36"W 257.11
IPF
RR SPIKE FOUND
S65°11'20"W 120.00

PARCEL 1
N/F
ALLMAR, LLC
INSTR. #190003238
P.B. 34, PG. 31
PARCEL ID: 4730100005
ZONED: B1

N/F
ALLMAR, LLC
INSTR. #190003238
P.B. 52, PG. 11
PARCEL ID: 4730100002
ZONED: B1
EXISTING AREA
122,537 S.F. / 2.8131 AC.

S46°58'55"E 119.05
PROPERTY LINE HEREBY EXTINGUISHED

N/F
ALLMAR, LLC
INSTR. #190003238
P.B. 50, PG. 83
PARCEL ID: 4730100003
ZONED: B1
EXISTING AREA
23,189 S.F. / 0.5323 AC.
NEW AREA
145,726 S.F. / 3.3454



FEMA FLOOD BOUNDARY
FOR ZONE AE ELEV 7

100' RPA BUFFER

EDGE OF WETLANDS AS
DELINEATED BY ROTH
ENVIRONMENTAL

PROPERTY LINE IS MEAN LOW WATER
(WATER LINE SHOWN AT TIME OF SURVEY ONLY)

POWHATAN CREEK

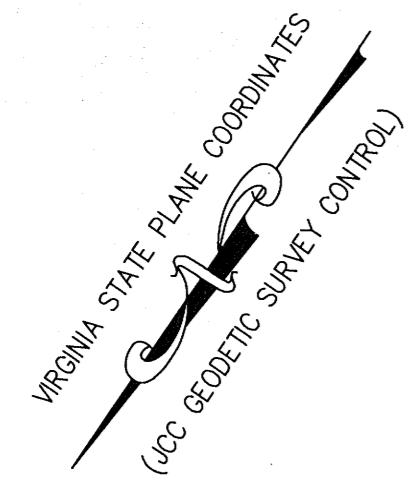
SURVEY TIE LINE

PARCEL 2
N/F
ALLMAR, LLC
INSTR. #190003238
P.B. 34, PG. 31
PARCEL ID: 4730100005
ZONED: B1

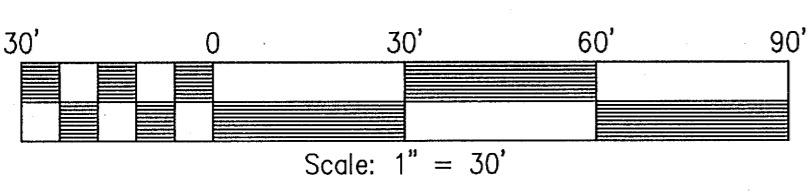
EXISTING METAL BUILDING
EXISTING PROPERTY LINE HEREBY EXTINGUISHED
S52°39'00"W 43.38
N42°55'27"W 62.32
EXISTING PROPERTY LINE HEREBY EXTINGUISHED
N54°53'30"E 22.54
N54°42'15"E 104.37
RR SPIKE FOUND
N54°53'30"E 157.62
IPF
N54°53'30"E 157.62

JAMESTOWN ROAD
140' PUBLIC RIGHT-OF-WAY
P.B. 34, PG. 31

TIE LINE TO IRF



LEGEND
RR = RAIL ROAD
IPF = IRON PIPE FOUND
PPF = PINCHED PIPE FOUND
IRS = IRON ROD SET



2 Large/Small Plat(s) Recorded
herewith as # 202202295



205-E Bulifants Blvd, Williamsburg, VA 23188
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web: landtechresources.com

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
JAMES CITY THIS 14th DAY OF February, 2022
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS AT 10:12 am
INSTRUMENT # 202202295
TESTE [Signature]