

INSTRUMENT 202300284
 RECORDED IN THE CLERK'S OFFICE OF
 WMSBG/JAMES CITY CIRCUIT ON
 JANUARY 6, 2023 AT 02:46 PM
 MONA A. FOLEY, CLERK
 RECORDED BY: SPA

**FAMILY SUBDIVISION
 OF
 P-3 BESSIE CARMINES ESTATE
 STANDING IN THE NAME OF
 RODERICK B. PERKINSON
 BEING**

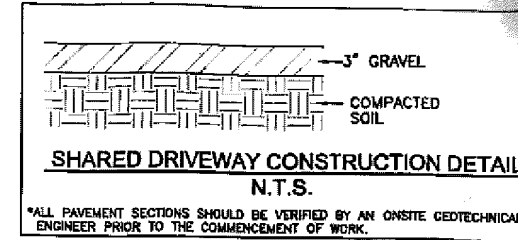
PIN: 4740100037
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 8/12/2022 JOB # 21-095


LandTech Resources, Inc.
 Engineering & Surveying Consultants
 201E Bullfanta Blvd., Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 2 OF 2
JCC-S-21-0069

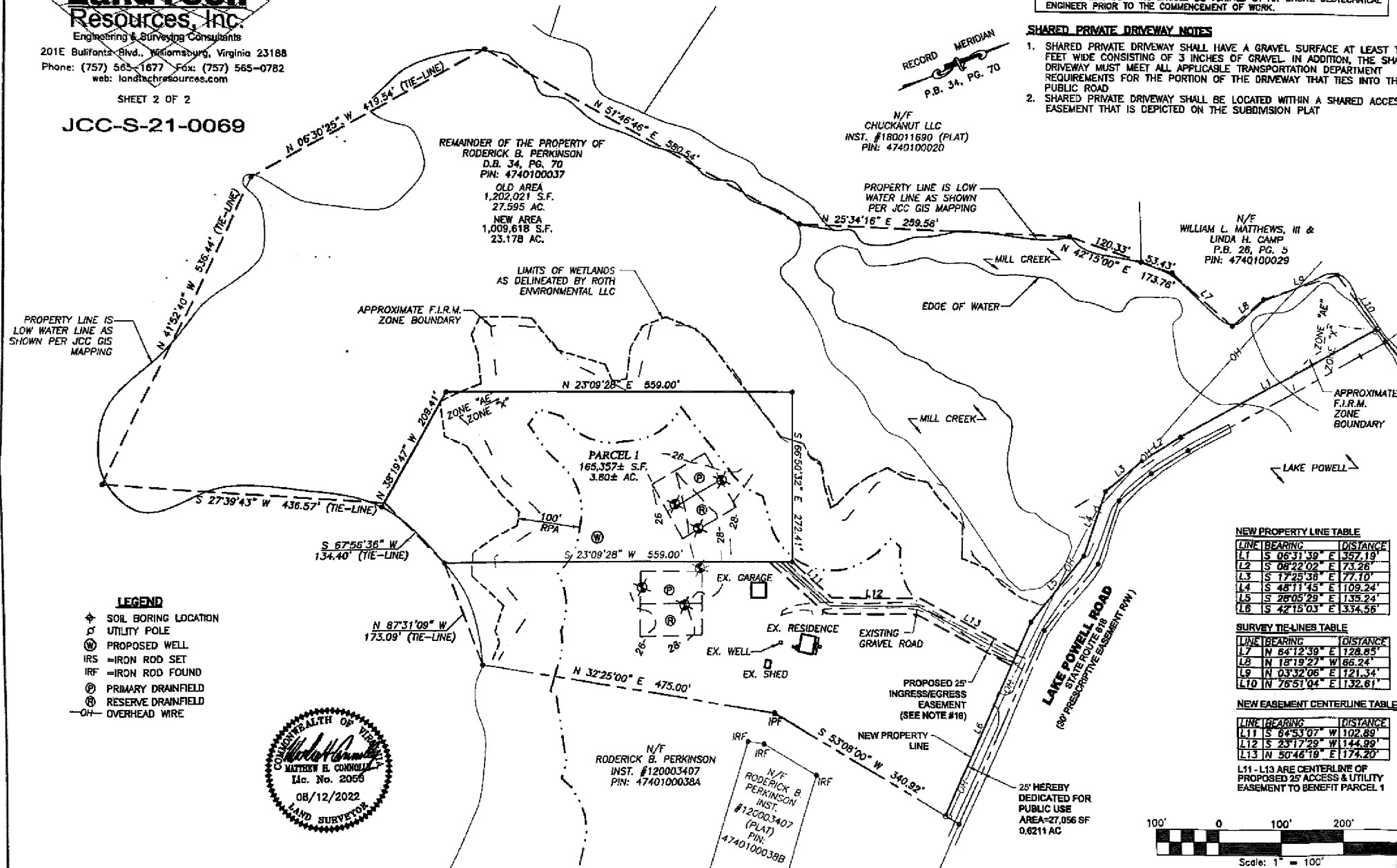
BOUNDARY NOTES

1. RECORDED PLAT DOES NOT DOES NOT MATHEMATICALLY CLOSE. PROPERTY LINE IS BASED ON NATURAL AND ARTIFICIAL MONUMENTS SHOWN ON THIS PLAT.

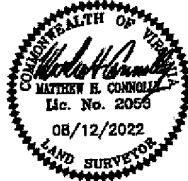


SHARED PRIVATE DRIVEWAY NOTES

1. SHARED PRIVATE DRIVEWAY SHALL HAVE A GRAVEL SURFACE AT LEAST TEN FEET WIDE CONSISTING OF 3 INCHES OF GRAVEL IN ADDITION, THE SHARED DRIVEWAY MUST MEET ALL APPLICABLE TRANSPORTATION DEPARTMENT REQUIREMENTS FOR THE PORTION OF THE DRIVEWAY THAT TIES INTO THE PUBLIC ROAD.
2. SHARED PRIVATE DRIVEWAY SHALL BE LOCATED WITHIN A SHARED ACCESS EASEMENT THAT IS DEPICTED ON THE SUBDIVISION PLAT



- LEGEND**
- ◆ SOIL BORING LOCATION
 - ⊕ UTILITY POLE
 - ⊙ PROPOSED WELL
 - IRS = IRON ROD SET
 - IRF = IRON ROD FOUND
 - ⊙ PRIMARY DRAINFIELD
 - ⊙ RESERVE DRAINFIELD
 - OH- OVERHEAD WIRE



NEW PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 06°31'39" E	357.19'
L2	S 08°22'02" E	173.26'
L3	S 17°35'36" E	177.10'
L4	S 48°11'45" E	1109.24'
L5	S 26°05'29" E	1135.24'
L6	S 42°15'03" E	1334.56'

SURVEY TIE-LINES TABLE

LINE	BEARING	DISTANCE
L7	N 84°12'39" E	128.85'
L8	N 18°19'27" W	65.24'
L9	N 03°32'06" E	121.34'
L10	N 76°51'04" E	1132.61'

NEW EASEMENT CENTERLINE TABLE

LINE	BEARING	DISTANCE
L11	S 64°53'07" W	102.89'
L12	S 23°17'29" W	144.89'
L13	N 50°46'19" E	174.20'

L11 - L13 ARE CENTERLINE OF PROPOSED 25' ACCESS & UTILITY EASEMENT TO BENEFIT PARCEL 1

