

2024 15607

Tax ID #5920100045A

PROPERTY ADDRESS:

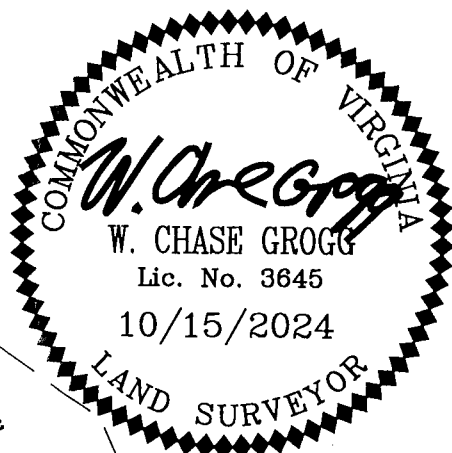
8930 COLUMBIA DRIVE
JAMES CITY COUNTY, VA

REFERENCES:

INSTR. #202208191
DATE: 10/15/2024
SCALE: 1"=60'
JOB# 23-203
NNWW PROJ NUM - FY2024-033
NNWW DRAWING NUM - N-12850

RECORD MERIDIAN

VA STATE PLANE
SOUTH ZONE
(NAD 83/GEOID 12B)



PLAT OF WATER PIPELINE EASEMENT TO BE CONVEYED TO
NEWPORT NEWS WATER WORKS

FOR
JAMES RIVER COMMERCE CENTER
8930 COLUMBIA DRIVE

ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

LandTech Resources, Inc.

ENGINEERING & SURVEYING CONSULTANTS
205 E Bulifants Blvd, Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com

PIN:5920100061

N/F

JRDC 2 LLC

INST#202407202 (DEED)

15' UTILITY EASEMENT
INSTR. #050027379

N 05°07'34" E 189.80'

VARIABLE WIDTH PERMANENT
DRAINAGE EASEMENT
INSTR. #210001997

COLUMBIA DRIVE
(VARIABLE WIDTH R/W)

10' WATERLINE
EASEMENT TO BE
DEDICATED TO NEWPORT
NEWS WATER WORKS

CENTERLINE OF EASEMENT

LINE	BEARING	DISTANCE
LE1	S 70°13'43" E	10.47'
LE2	S 85°47'20" E	147.57'
LE3	S 68°10'40" E	264.93'
LE4	S 21°21'17" W	60.42'

LINE	BEARING	DISTANCE
L1	N 04°51'14" E	39.06'
L2	N 01°41'47" W	52.04'
L3	N 04°27'10" W	25.47'
L4	S 34°57'03" E	34.73'
L5	S 04°41'08" E	47.00'
L6	N 85°18'52" E	80.00'
L7	N 04°41'08" W	47.00'

APPROXIMATE
LOCATION OF 20'
UTILITY EASEMENT

10' WATERLINE
EASEMENT TO BE
DEDICATED TO NEWPORT
NEWS WATER WORKS

NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS, AND SETBACKS.
2. NOT ALL IMPROVEMENTS HAVE BEEN SHOWN FOR CLARITY.
3. EASEMENT LOCATION IS BASED ON FIELD LOCATION OF WATERLINE.
4. THIS PLAT INTENDED FOR EASEMENT CONVEYANCE ONLY AND DOES NOT REPRESENT A LAND BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.

Large/Small Plat(s) Recorded
herewith as # 2024 15607

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
December 2, 2024

at 3:10 AM/PM, PB PG

Document #

2024 15607

ELIZABETH E. O'CONNOR, CLERK

Elizabeth E. O'Connor, Clerk

PIN:5920100045

N/F

JRDC 2 LLC

INST#202407202 (DEED)