

210004780

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	229.06'	3770.78'	3°28'50"	N 38°21'01" W	229.02'
C2	86.11'	2864.79'	1°43'20"	N 35°12'24" W	86.10'
C3	17.91'	60.00'	17°05'58"	N 25°48'06" W	17.84'

BOUNDARY LINE EXTINGUISHMENT
BETWEEN

**LOT 11 & LOT 12
DRUMMONDS FIELD**
SECTION I

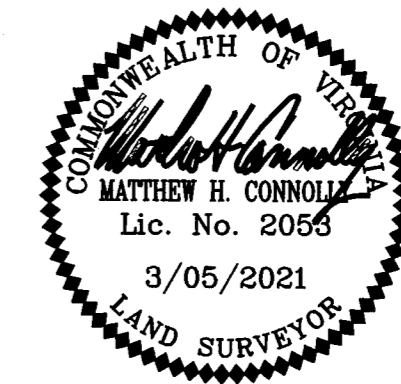
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 3/5/2021 SCALE: 1"=40' JOB # 20-210

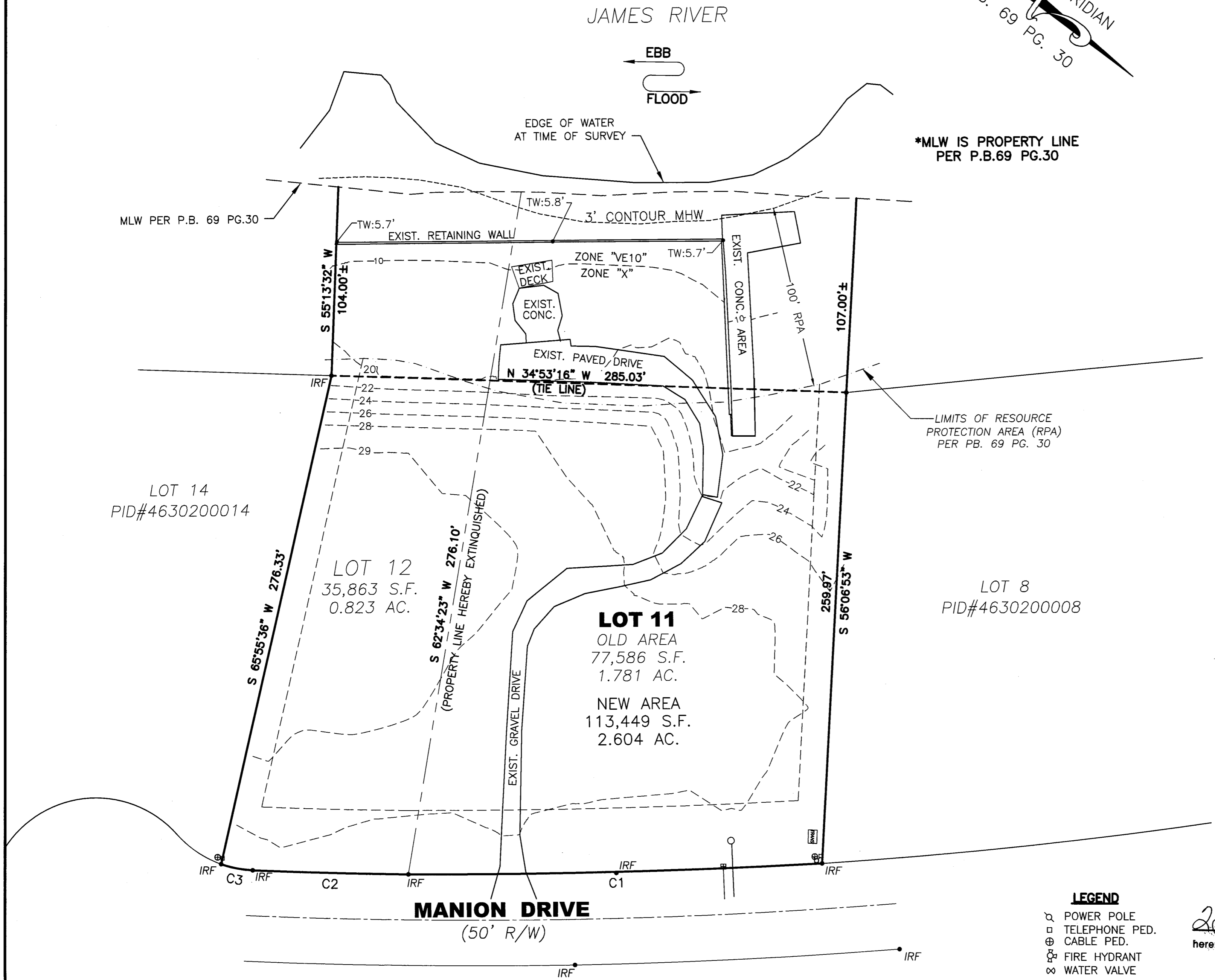
LandTech Resources, Inc.
Surveying & Engineering Consultants
205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 2 OF 2

JCC-S-20-0033



*MLW IS PROPERTY LINE
PER P.B.69 PG.30



PROPERTY INFORMATION

LOT 11
PARCEL ID #4630200011
2507 MANION DRIVE
WILLIAMSBURG, VIRGINIA 23185

LOT 12
PARCEL ID #4630200012
2505 MANION DRIVE
WILLIAMSBURG, VIRGINIA 23185

ZONING DISTRICT: R8 RURAL RESIDENTIAL

BUILDING SETBACKS:
FRONT = 35'
REAR = RPA BUFFER LIMITS
SIDE = 15'

AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 11	77,586 S.F. / 1.781 AC.	113,449 S.F. / 2.604 AC.
LOT 12	35,863 S.F. / 0.823 AC.	
TOTAL AREA =		113,449 S.F. / 2.604 AC.

LEGEND

- ⊠ POWER POLE
- TELEPHONE PED.
- ⊕ CABLE PED.
- ⊗ FIRE HYDRANT
- ∞ WATER VALVE
- ⊞ WATER METER
- SANITARY CONNECTION
- IRF = IRON ROD FOUND

20 Large/Small Plat(s) Recorded
herewith as # 210004780

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 12, 2021
at 3:19 AM PM PG
Document # 210004780
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

