

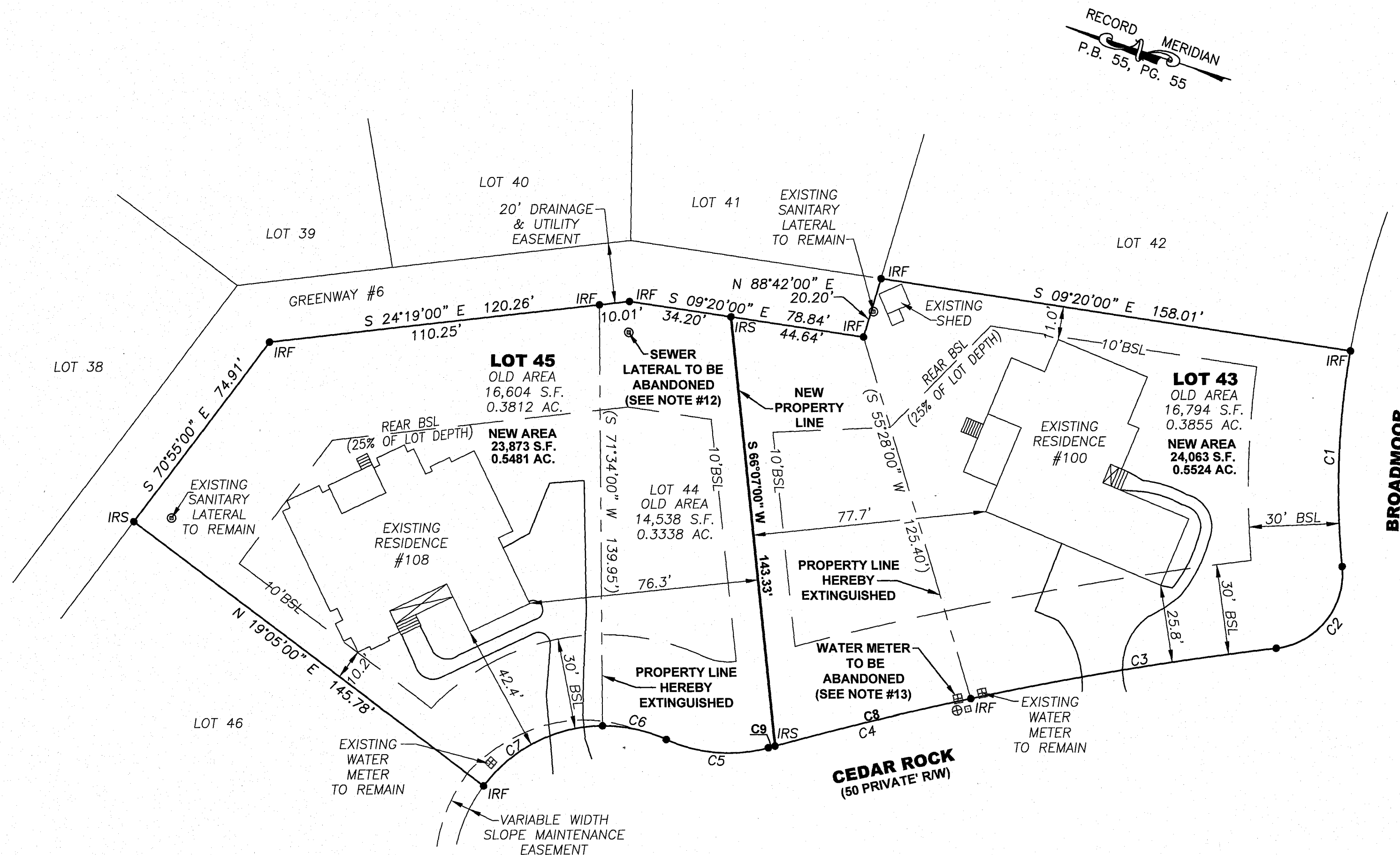
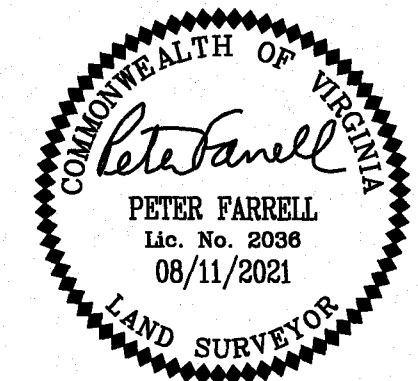
210019482

BOUNDARY LINE ADJUSTMENT
 BETWEEN
 LOT 43, LOT 44 AND LOT 45, SECTION IX-B
FORD'S COLONY
 JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA
 DATE: 08/11/2021 SCALE: 1"=30" JOB # 21-195

LandTech Resources, Inc.
 Engineering & Surveying Consultants

205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 2 OF 2
JCC-S-21-0039



AREA TABULATION

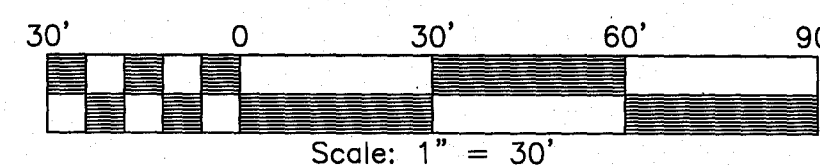
LOT	OLD AREA	NEW AREA
LOT 43	16,794 S.F. / 0.3855 AC.	24,063 S.F. / 0.5524 AC.
LOT 44	14,538 S.F. / 0.3338 AC.	
LOT 45	16,604 S.F. / 0.3812 AC.	23,873 S.F. / 0.5481 AC.

TOTAL AREA = 47,936 / 1.1005

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	268.87'	72.13'	36.28'	71.91'	S 74°12'20" W	15°22'12"
C2	25.00'	38.70'	24.44'	34.95'	S 69°08'14" E	88°41'37"
C3	1167.55'	103.02'	51.54'	102.99'	N 27°19'20" W	5°03'20"
C4	1167.55'	69.33'	34.68'	69.32'	N 31°33'05" W	3°24'09"
C5	50.00'	34.76'	18.11'	34.06'	S 13°20'18" E	39°49'42"
C6	50.00'	21.82'	11.09'	21.65'	N 05°55'44" W	25°00'33"
C7	50.00'	45.81'	24.65'	44.22'	N 44°40'30" W	52°29'19"

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C8	1167.55'	66.99'	33.50'	66.98'	N 31°29'37" W
C9	1167.55'	2.35'	1.17'	2.35'	N 33°11'42" W

LEGEND
 IRF=IRON ROD FOUND
 IRS=IRON ROD TO BE SET
 BSL=BUILDING SETBACK LINE



2 Large/Small Plat(s) Recorded
 herewith as # 210019482

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 29th DAY OF September, 2021. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:48 PM. INSTRUMENT # 210019482. TESTE **MONA A. FOLEY, CLERK**