DURFEYS MILL ROAD
50' R/W

MATCH LINE THIS SHEET

AREA RESERVED FOR FUTURE R/W EXTENSION AS SHOWN IN P.B.52 PG.86

15' VA. POWER EASEMENT D.B.503 PG.660 (TO BE VACATED)

PORTION OF R/W HEREBY VACATED

PORTION OF LOT LINE HEREBY VACATED

LOT 3
DURFEY'S MILL
P.B. 52, P. 86
NOT INCLUDED

DURFEY'S MILL ROAD
50' R/W

INSET 1"=50'

EASEMENT

IMPOUNDMENT

TOP OF BANK ELEV.=25.5

APPROX. TOP OF BANK ELEV.=25.5

TIE LINE S30°42'27"E 537.81'

(SEE SHEET 1 FOR LINE TABLE)

NOW OR FORMERLY
BOYD CORPORATION
D.B.777 PG.825

10' UTILITY EASEMENT HEREBY DEDICATED TO J.C.C.S.A.

50' RPA LINE

100' RPA LINE

WETLANDS

SCENIC COURT
(50' R/W)

ROLLING REACH (50' R/W)

PLATEAU WAY (50' R/W)

DURFEY'S MILL ROAD

TEMPORARY CONSTRUCTION EASEMENT

APPROX. EDGE OF WATER IS PROPERTY LINE

PROPERTY LINE HEREBY VACATED

20' DRAINAGE EASEMENT HEREBY DEDICATED TO HOMEOWNERS ASSOCIATION

PORTION OF R/W HEREBY VACATED

SEE INSET

APPROX. EDGE OF WATER IS PROPERTY LINE

APPROX. 15' CONTOUR OLD PROPERTY LINE HEREBY VACATED

LOT 3
DURFEY'S MILL
(P.B. 52, P. 86
NOT INCLUDED)

LOT 2
(P.B. 52, P. 86
NOT INCLUDED)

LOT 1
(P.B. 52, P. 86
NOT INCLUDED)

EXISTING LOT LINE

EXISTING R/W

LAKE POWELL
NOW OR FORMERLY
STANLEY H. POWELL, ET AL.
(FLORENCE P. ADSIT)
D.B.35 PG.439, 473

PORTION OF PROPERTY LINE HEREBY VACATED

15' VA. POWER EASEMENT D.B.503 PG.660

* LOTS 32, 33 & 34 WILL REQUIRE A CASH SURETY FOR INSTALLATION AND MAINTENANCE OF EROSION & SEDIMENT CONTROL DEVICES

NOW OR FORMERLY
BOYD CORPORATION
D.B.777 PG.825

50' & VARIABLE WIDTH DRAINAGE EASEMENT HEREBY DEDICATED TO HOMEOWNERS ASSOCIATION

LIFT STATION

EXISTING ACCESS TO LIFT STATION

NOW OR FORMERLY
JCSA
SAN. DIST. #3
D.B.205 PG.665

NOW OR FORMERLY
GERALD B. AYRES
D.B.90 PG.186

NOW OR FORMERLY
CLYDE E. HYLTON
D.B.410 PG.174

NOW OR FORMERLY
EVA G. MONK
D.B.194 PG.102

NOW OR FORMERLY
JOSEPH S. LANIER, ET UX.
D.B.49 PG.433
D.B.61 PG.517

NOW OR FORMERLY
RAYMOND LEE BRYANT
D.B.103 PG.195

BOZARTH-MAHONE SUBDIVISION, SECTION 2
M.B.13 PG.33

VA. POWER EASEMENT UNSPECIFIED WIDTH
D.B.26 PG.530

TO WILLIAMSBURG

JAMESTOWN ROAD ROUTE 31 (VARIABLE WIDTH R/W)
(50' MIN.)

LEVEE

IMPOUNDMENT EASEMENT

EDGE OF WETLANDS

TIE-LINE S30°42'27"E 537.81'

N43°22'52"E 337.47' TO JAMESTOWN

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C12	20.00'	31.42'	20.00'	28.28'	N88°21'00"E	90°00'00"
C15	20.00'	31.42'	20.00'	28.28'	S01°39'00"E	90°00'00"
C17	50.00'	229.35'	56.69'	75.00'	N46°39'00"W	262°49'09"
C18	50.00'	36.14'	18.90'	35.36'	S64°03'17"W	41°24'35"
C19	50.00'	36.14'	18.90'	35.36'	N22°38'43"E	41°24'35"
C27	20.00'	31.42'	20.00'	28.28'	S88°21'00"W	90°00'00"
C30	20.00'	31.42'	20.00'	28.28'	N01°39'00"W	90°00'00"
C31	50.00'	229.35'	56.69'	75.00'	S46°39'00"E	262°49'09"
C32	50.00'	36.14'	18.90'	35.36'	S22°38'43"W	41°24'35"
C33	50.00'	36.14'	18.90'	35.36'	N64°03'17"E	41°24'35"
C45	20.00'	31.42'	20.00'	28.28'	N01°39'00"W	90°00'00"
C46	20.00'	31.42'	20.00'	28.28'	N88°21'00"E	90°00'00"
C52	25.00'	35.97'	21.90'	32.95'	S05°25'55"E	82°26'10"
C53	25.00'	37.59'	23.38'	34.15'	N89°43'39"W	86°09'17"

1 10' PRIVATE DRAINAGE EASEMENT
2 10' x 10' VIRGINIA POWER EASEMENT.
3 10' x 20' VIRGINIA POWER EASEMENT.
4 5' UTILITY EASEMENT HEREBY DEDICATED JAMES CITY COUNTY SERVICES AUTHORITY
5 20' DRAINAGE EASEMENT HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION
6 15' MAINTENANCE EASEMENT HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION
7 IMPOUNDMENT EASEMENT HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION

W.O. ACAD\DWG\13084\PHASE1(WCH)

COMMONWEALTH OF VIRGINIA
JOHN Q. HORTON
No. 001422
10/23/98
LAND SURVEYOR

Recorded 1:39 pm 15 day of Jan. 1999
DOCUMENT #

* LOTS 6A, 7A & 8A TAKEN FROM PROPERTY LINE ADJUSTMENT PLAT FOR LOTS 5,6,7 & 8 DURFEY'S MILL. RECORDED IN P.B. 71 PG. 67

PLAT RECORDED IN P.B. NO. 71 PAGE 68 & 70

SUBDIVISION
OF
LAKE POWELL POINTE
PHASE ONE
JAMESTOWN MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE : 1"= 100' OCT. 23, 1998

HORTON & DODD, P.C.
SURVEYORS, ENGINEERS & PLANNERS
CHESAPEAKE VIRGINIA 23323
(757) 487-4535

SHEET 2 OF 2