#050025743

JAMES CITY COUNTY
GEODETIC CONTROL MERIDIAN

NOW OR FORMERLY
SPENCER BROTHERS BUILDERS, INC.
TAX MAP PARCEL
#(46-2)(1-15)
INSTRUMENT #010008471
P.B. 14, PG. 99

NOW OR FORMERLY
SPENCER BROTHERS BUILDERS, INC.
TAX MAP PARCEL
#(46-2)(1-11)
INSTRUMENT #020024985

NOW OR FORMERLY
GEORGE W. PATTERSON
TAX MAP PARCEL
#(46-2)(1-10)
D.B. 216, PG. 639
D.B. 117, PG. 613

NOW OR FORMERLY
GEORGE W. & MILDRED J.
PATTERSON
TAX MAP PARCEL
#(46-2)(1-19)
D.B. 65, PG. 281

E. H. SAUNDERS, TRUSTEE
E. H. SAUNDERS REVOCABLE TRUST
TAX MAP PARCEL #(46-2)(1-37)
ZONED MU
INSTRUMENT #010007997
PLAT BOOK 69, PAGE 56
PLAT BOOK 64, PAGE 75

PARCEL 1
FIVE FORKS, VIRGINIA, INC.
PORTION OF TAX MAP PARCEL
#(46-2)(1-14)
ZONED B-1
DEED BOOK 400, PAGE 478
DEED BOOK 207, PAGE 755
DEED BOOK 167, PAGE 323
DEED BOOK 116, PAGE 290
PLAT BOOK 23, PAGE 4
NEW PARCEL AREA = 66,780 S.F.±
OR 1.533 ACRES±

PARCEL 2
FIVE FORKS, VIRGINIA, INC.
PORTION OF TAX MAP PARCEL
#(46-2)(1-14)
ZONED MU
DEED BOOK 400, PAGE 478
PLAT BOOK 23, PAGE 4
NEW PARCEL AREA = 653,236 S.F.±
OR 14.996 ACRES±

NOW OR FORMERLY
4300 JOHN TYLER, L.L.C.
TAX MAP PARCEL
#(46-2)(1-35)
INSTRUMENT #990022813
P.B. 47, PG. 92A

NOW OR FORMERLY
SPENCER BROTHERS BUILDERS, INC.
TAX MAP PARCEL
#(47-1)(1-31D)
D.B. 781, PG. 125
P.B. 52, PG. 46

NOW OR FORMERLY
MORRISON DEVELOPMENT, L.C.
TAX MAP PARCEL
#(47-1)(1-32)
ZONED B-1
INSTRUMENT #970001330
D.B. 190, PG. 224
D.B. 116, PG. 290

NOW OR FORMERLY
Z-MARK, LLC
TAX MAP PARCEL
#(47-1)(1-33)
INSTRUMENT #970015013

NOW OR FORMERLY
ZOOMS, INC.
TAX MAP PARCEL
#(47-1)(1-34)
INSTRUMENT #980014666
INSTRUMENT #970004634
D.B. 665, PG. 247
D.B. 420, PG. 462
D.B. 92, PG. 359

NOW OR FORMERLY
TAX MAP PARCEL
#(46-2)(1-38)
JAMES CITY SERVICE AUTHORITY
INSTRUMENT #000012984
P.B. 76, PG. 59

NOW OR FORMERLY
TAX MAP PARCEL
#(46-2)(1-34)
JAMES CITY SERVICE AUTHORITY
INSTRUMENT #010010061
P.B. 81, PG. 90

NOW OR FORMERLY
TAX MAP PARCEL
#(47-1(1-58)
D.B. 381, PG. 396
P.B. 47, PG. 68
COUNTY SCHOOL BOARD OF
JAMES CITY COUNTY &
SCHOOL BOARD OF THE CITY
OF WILLIAMSBURG

NOW OR FORMERLY
GEORGE E. WALLACE, JR.
TAX MAP PARCEL
#(47-1)(1-57)
D.B. 32, PG. 319

FIVE FORKS, VIRGINIA, INC.
TAX MAP PARCEL #(47-1)(1-36)
ZONED MU
DEED BOOK 400, PAGE 478
PLAT BOOK 23, PG. 4
DEED BOOK 474, PAGE 6
PLAT BOOK 13, PG. 1

FIVE FORKS, VIRGINIA, INC.
TAX MAP PARCEL #(47-1)(1-35)
ZONED MU
DEED BOOK 400, PAGE 478
PLAT BOOK 23, PG. 4
DEED BOOK 474, PAGE 6
PLAT BOOK 13, PG. 26
PLAT BOOK 13, PG. 1

N27°45'30"E 138.57'
N45°17'30"E 158.50' (TOTAL)
58.50' IPF
100.00' IPF BENT
IPF BENT
N44°20'18"E 274.20'
N55°37'23"E 89.69'
S27°48'08"E 15.00'
N62°11'52"E 52.25'
IRON PIPE FND. IN C/L ASPH. RD.
N69°35'01"E 121.78'
N72°42'58"E 153.21'
N75°43'03"E 89.55'
IRF
INGRAM ROAD
S.R. #638
VAR. R/W
211.42'
S16°44'42"E
N10°13'30"E 315.68'
N10°40'30"E 161.70'
IPF
N10°44'30"W 57.40'
IPF
S70°12'23"W 12.96'
194.81'
S78°11'07"W
CMF
S58°14'37"W 37.63'
S60°24'36"W 11.43'
EXIST. PROPERTY LINE HEREBY EXTINGUISHED (N03°11'48"E 711.28')
EXIST. PROPERTY LINE HEREBY EXTINGUISHED (S73°15'18"W 101.40')
EXIST. PROPERTY LINE HEREBY EXTINGUISHED (S36°37'12"E 169.23')
EXIST. PROPERTY LINE HEREBY EXTINGUISHED (S53°22'48"W 9.00')
EXIST. PROPERTY LINE HEREBY EXTINGUISHED (S36°37'12"E 130.24')
TWO STORY BRICK/FRAME BUILDING
TWO STORY BRICK/FRAME BUILDING
DELTA=10°00'21"
RADIUS=1116.00'
LENGTH=194.89'
TANGENT=97.69'
CHORD=194.64'
C.B.=S58°20'41"W
906.42'
S53°20'30"W 1,049.90' (TOTAL)
JOHN TYLER HIGHWAY
STATE ROUTE #5 VARIABLE WIDTH R/W
N53°20'30"E 1083.50'
759.48'
IRF
Δ=0°27'39"
R=1171.00'
L=9.42'
T=4.71'
CH=9.42'
CB=N53°34'20"E
N56°04'46"W 92.71' (TOTAL)
N26°32'59"W 190.47'
231.19'
S69°47'00"W
226.91'
S43°01'55"W
224.00'
S53°14'24"W
102.60'
S51°05'16"W 161.65'
NEW PARCEL "A"
FIVE FORKS, VIRGINIA, INC.
PORTION OF TAX MAP PARCEL
#(46-2)(1-14)
ZONED MU
DEED BOOK 400, PAGE 478
PLAT BOOK 23, PG. 4
PARCEL AREA = 232,523 S.F.±
OR 5.338 ACRES±
NEW PROPERTY LINE
IRS
324.02'
NEW PARCEL "B"
FIVE FORKS, VIRGINIA, INC.
PORTION OF TAX MAP PARCEL
#(46-2)(1-14)
ZONED MU
DEED BOOK 400, PAGE 478
PLAT BOOK 23, PG. 4
PARCEL AREA = 130,102 S.F.±
OR 2.987 ACRES±
N36°39'30"W 295.30'
S36°39'30"E 88.00'
59.05'
265.01' S53°24'29"W
FOUND 24" PINE AT CORNER
165.64' S55°35'30"W
EXIST. PROPERTY LINE HEREBY EXTINGUISHED (N36°39'30"E 100.28')
EXIST. PROPERTY LINE HEREBY EXTINGUISHED (N36°39'30"E 105.00')
EXIST. PROPERTY LINE HEREBY EXTINGUISHED (N69°40'30"E 194.37')
N69°53'51"E 100.98'
N70°28'08"E 136.08'
S08°45'56"E 2.34'
S09°40'16"E 30.84'
S12°10'42"E 50.28'
S14°30'39"E 11.64'
S14°30'39"E 8.48'
S16°40'11"E 52.13'
ZONING LINE
18.75'
61.7'
N36°39'30"W 165.72'
N73°15'18"E 342.10'
360.85'
97.7'
ONE STORY BRICK BLDG.
ONE STORY BRICK/BLOCK BLDG.
N53°20'30"E 17.63'
NEW PROPERTY LINE
N36°39'30"W 92.83'
143.48'
100.12'
S56°12'15"W
95.70'
S53°20'30"W
S36°37'12"E 147.03'
IRONBOUND ROAD
STATE ROUTE #615
VARIABLE WIDTH R/W

GRAPHIC SCALE
100' 0' 100' 200'
SCALE: 1" = 100'

2 Large/Small Plat(s) Recorded herewith as # 050025743

CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT SHOWING BOUNDARY LINE ADJUSTMENT
& PROPERTY LINE EXTINGUISHMENT
ON THE PROPERTIES OWNED BY
FIVE FORKS, VIRGINIA, INC. &
E.H. SAUNDERS, TRUSTEE
E. H. SAUNDERS REVOCABLE TRUST

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
08-29-05
RONALD W. EADS
NO. 001948
LAND SURVEYOR

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
28 October 2005
at 12:32 AM/PM. PB. — PG. —
DOCUMENT # 050025743
BETSY B. WOOLRIDGE, CLERK
Betsy B Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY

Designed	Drawn
AES	AWT
Scale	Date
1"=100'	8/29/05
Project No.	
9263-3	
Drawing No.	
2 of 2	