#060023913

NO	DELTA	CHORD BEARING	TAN	RADIUS	ARC	CHORD
C1	16°20'00"	N 48°50'00" E	53.87	375.41	107.02	106.66

GENERAL NOTES

1) A TITLE REPORT HAS NOT BEEN FURNISHED TO THIS FIRM.
2) IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
3) THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4) PARCELS LIE IN F.I.R.M. ZONE "AE(BFE 8.5)" ACCORDING TO COMMUNITY PANEL #510201 0015 B DATED FEBRUARY 6, 1991.
5) DRAINFIELD AREAS SHOWN APPROXIMATELY PER ORIGINAL HEALTH DEPARTMENT SKETCH FURNISHED BY CLIENT.

CHICKAHOMINY RIVER

VICINITY MAP   1"= 2000'(APPROXIMATE)
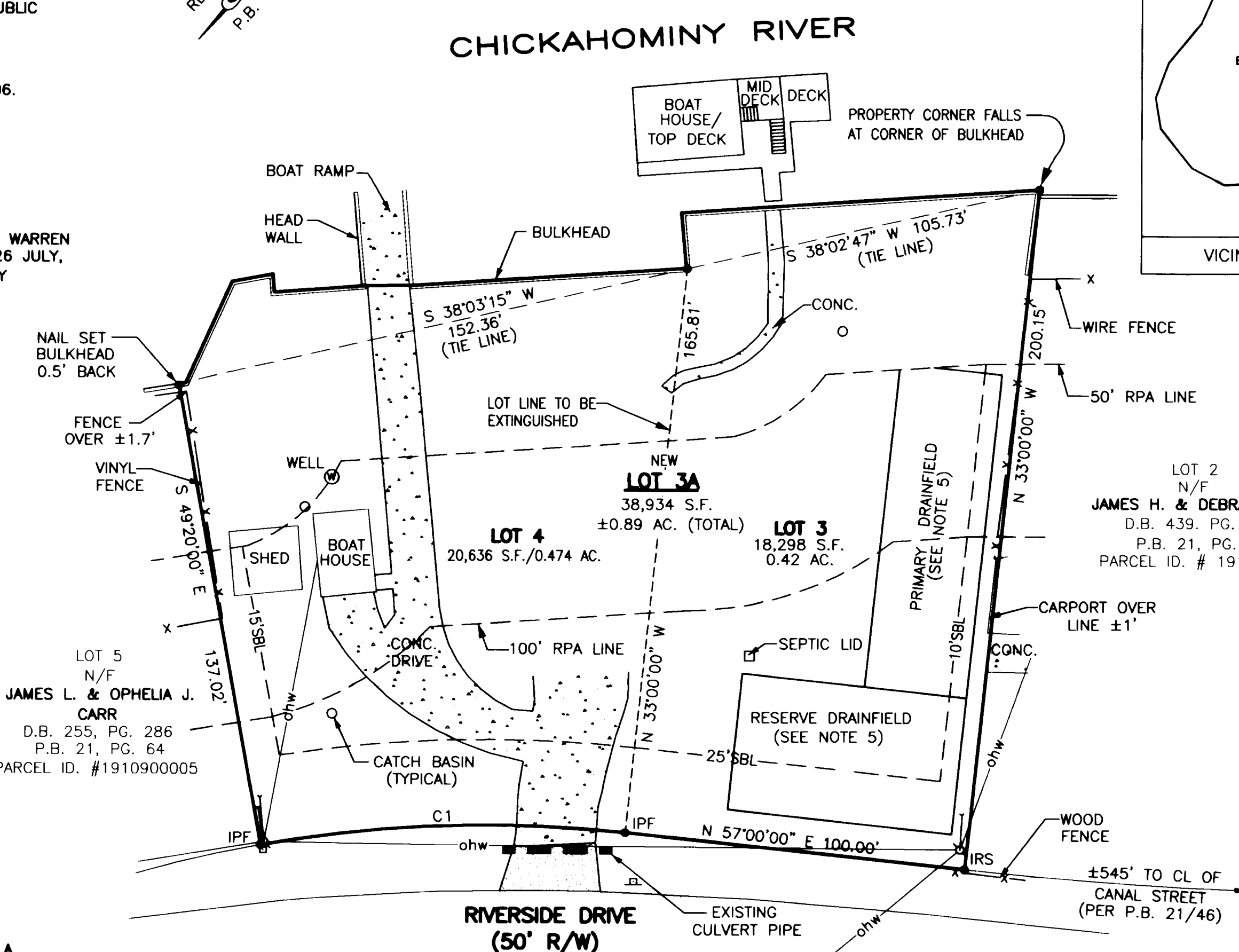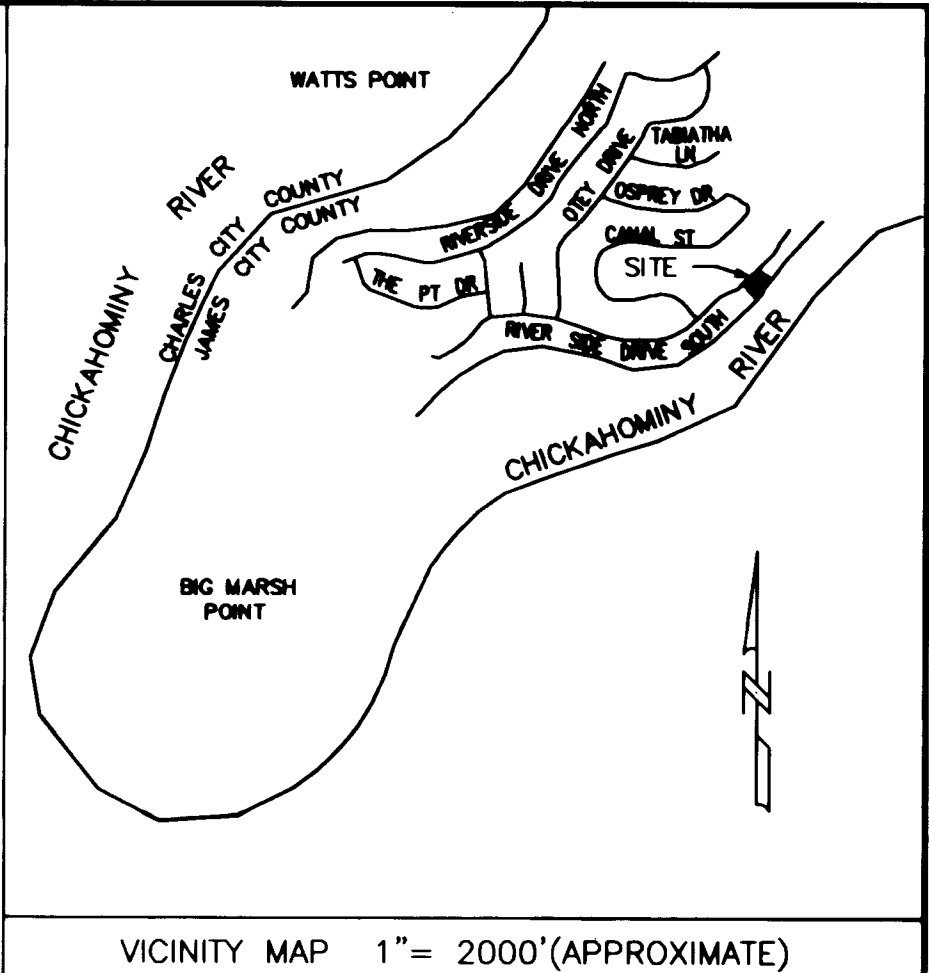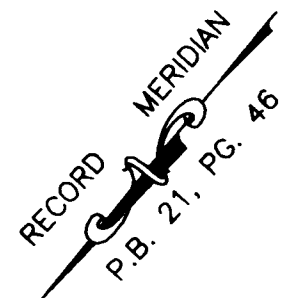
LEGEND

- Ⓦ Well
- Mail Box
- Power Pole
- O Catch Basin
- Telephone Pedestal
- ohw=Over Head Wire
- IRF = Iron Rod Found

SITE INFORMATION

TOTAL AREA: ±39,934 S.F./±0.89 Ac.
PARCEL ID: 1910900003 – LOT 3
PARCEL ID: 1910900004 – LOT 4
EXISTING SITE IS OPEN AS SHOWN
ZONING DISTRICT: R2

EXISTING ADDRESS:

4107 RIVERSIDE DRIVE
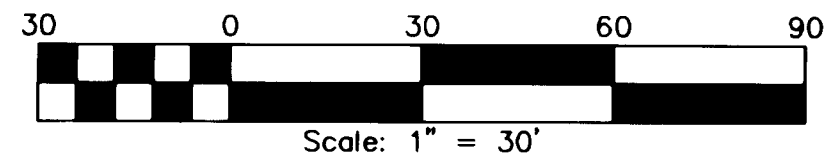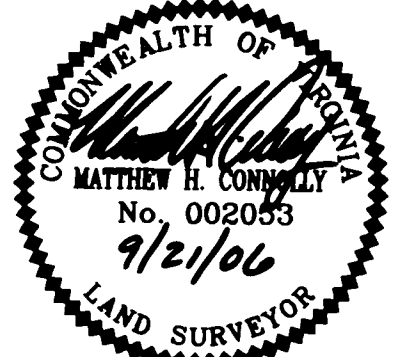JAMES CITY COUNTY, VA

BUILDING SETBACKS

FRONT SETBACK: 25'
REAR SETBACK: 35'
SIDE SETBACK: 10'

NEW LOT 3A
38,934 S.F.
±0.89 AC. (TOTAL)

LOT 4
20,636 S.F./0.474 AC.

LOT 3
18,298 S.F.
0.42 AC.

LOT 2
N/F
JAMES H. & DEBRA A. OTEY
D.B. 439. PG. 335
P.B. 21, PG. 46
PARCEL ID. # 1910900002

LOT 5
N/F
JAMES L. & OPHELIA J. CARR
D.B. 255, PG. 286
P.B. 21, PG. 64
PARCEL ID. #1910900005

RIVERSIDE DRIVE
(50' R/W)

Scale: 1" = 30'

City of Williamsburg & County of James City Circuit Court:— This PLAT was recorded on 25 September 2006 at 1:35 AM/PM. PB. ____ PG. ____ DOCUMENT # 060023913
BETSY B. WOOLRIDGE, CLERK
_____ Clerk

Large/Small Plat(s) Recorded herewith as # 060023913

DATE: 3/11/06
DRAWN BY: MHC
PROJECT No. 06-046
FILE NAME: 06-046.DWG
REFERENCES: P.B. 21, PG. 46

PLAT OF LOT LINE EXTINGUISHMENT BETWEEN
LOT 3 & 4, SECTION 8, CHICKAHOMINY HAVEN
(WAYNE S. WARREN RESIDENCE)
FOR
WAYNE S. WARREN
JAMES CITY COUNTY,   VIRGINIA

LandTech Resources, Inc.

Surveying • Mapping • Land Design

5810-F Mooretown Road, Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com