



JAMES CITY COUNTY
 GEODETIC CONTROL MERIDIAN

EXIST. 20' PERMANENT
 ESM'T FOR 8" SEWER LINE
 D.B. 167, PG. 635

EXISTING 20' PERMANENT
 EASEMENT FOR 8" SEWER LINE
 DEED BOOK 162, PAGE 635

VILLAS AT FIVE FORKS, LLC
 PARCEL 1
 TAX MAP PARCEL
 #46-2(X)-15

TOTAL PARCEL AREA =
 30.421 ACRES±

VILLAS AT FIVE FORKS, LLC =

S44°20'18"W 274.20'

EXISTING RIGHT-OF-WAY
 HEREBY ABANDONED
 (TYP.)

S55°37'23"W 89.69'

IRS

S62°11'52"W 53.22'

IRS

EXIST. 32' JCSA UTILITY ESM'T
 (BY PLAT PREPARED BY AES
 DATED 7/17/06)

S69°35'01"W 123.16'

S72°42'58"W 154.01'

FIVE FORKS, VA., INC.
 PARCEL 2
 TAX PARCEL
 (46-2)(1-14B)

TOTAL PARCEL AREA =
 18.140 ACRES±

FIVE FORKS, VA., INC. =

S75°43'03"W 89.93'

IRS

N14°13'40"W 15.00'

S14°13'40"E 15.00'

S14°16'57"E 25.01'

S75°43'03"W 55.00'

N14°16'57"W 24.46'

S16°44'42"E
 211.42'

S74°55'06"W 121.98'

S19°00'42"E 241.19'

N OR F
 TRAWS W
 ROBINSON
 TAX PARCEL
 (47-1)(1-18)
 D.B. 11,
 PG. 645

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

INGRAM ROAD S.P. #338
 (SEE AES PLAT DATED 7/17/06)
 45± TO INTERSECTION
 WITH IRONBOUND ROAD

N OR F
 JENNETTE D. DANDRIDGE
 TAX PARCEL (47-1)(1-20)
 D.B. 467, PG. 758

IRS = IRON ROD SET



CONSULTING ENGINEERS
 WILLIAMSBURG • RICHMOND • GLouceSTER

5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23108
 (757) 253-0040 Fax (757) 220-8894

PLAT TO ACCOMPANY THE
 ABANDONMENT OF A PORTION OF STATE ROUTE #638 - INGRAM ROAD

BERKELEY DISTRICT

JAMES CITY COUNTY

VIRGINIA

Scale: 1" = 100'	Ref: #050026812, #060004092 & #060004093	Date: 7/18/06	Job No: 9444
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Revised: 11/16/06 Revised: 1/4/07
 Revised: 11/28/06