090008788

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

JAMES CITY COUNTY GEODETIC CONTROL MERIDIAN
VIRGINIA STATE PLANE COORDINATE SYSTEM-SOUTH ZONE (NAD 83)

DENOTES PARCELS REQUIRING A GRINDER PUMP. SEE NOTE #16, SHEET 1 FOR GRINDER PUMP INFORMATION. (GP)

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
30 March 2009
at 3:06 AM/PM. PB. — PG —
DOCUMENT # 090008788
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

POWHATAN CREEK

N/F
INVESTMENT PROPERTIES OF VIRGINIA
T.M. #(47-3)(1-39)
INSTR. #060022203

N/F
INVESTMENT PROPERTIES OF VIRGINIA
T.M. #(47-3)(1-36)
INSTR. #060022203

FIRM ZONE AE B.F.E.=8.5
FIRM ZONE X

END OF SURVEY TIE-LINE
IRS
N46°06'15"W 140.00'
SURVEY TIE-LINE
S71°22'20"W 61.65'
PROPERTY LINE IS 10' LANDWARD OF EDGE OF MARSH D.B. 110, PG. 348
S71°15'27"W 110.55'
S10°39'37"E 127.93'
N36°24'56"W 118.11'
N8°19'22"W 205.70'
S83°09'38"W 145.10'
SURVEY TIE-LINE
APPROXIMATE EDGE OF MARSH PROPERTY LINE IS 10' LANDWARD OF EDGE OF MARSH D.B. 110, PG. 348
N/F GERALD H. MEPHAM
PARCEL ID# 4730100040
D.B. 110, PG. 348
(ZONED R2)
N62°03'45"W 189.01'

PARCEL 2
2,051,390 S.F.±
47.093 AC.±

35' PERIMETER BUFFER
N27°51'29"E 867.25'
IRS
100' RPA BUFFER
EXISTING 20' DRAINAGE ESM'T D.B. 353, PG. 229
N/F
"SHIBUI WOODS" SUBDIVISION
LOT 1
SHIBUI PROPERTIES LLC
T.M. #(47-3)(22-1)
INSTR. #000013299
JAMESTOWN ROAD
STATE ROUTE 31
VARIABLE WIDTH R/W

RPA SIGN
N59°03'03"E 162.96'
10' BSL
35' BSL
N9°18'09"W 280.76'
S21°50'54"E 145.84'
25' BSL
N50°27'27"E 139.15'
PARCEL 1
92,391 S.F.±
2.121 AC.±
100' RPA BUFFER
N27°36'34"W 121.24'
S89°28'23"W 69.27'
S51°14'54"W 305.06'
RPA SIGN
N36°03'17"E 127.64'
N63°23'11"E 141.91'
S63°56'41"E 426.37'
S50°27'27"W 156.84'
124.72'
S36°03'17"W
S63°23'11"W 142.56'
25'
35' PERIMETER BUFFER
N/F
"SHIBUI WOODS" SUBDIVISION
LOT 4
SHIBUI PROPERTIES LLC
T.M. #(47-3)(22-4)
INSTR. #000013299
N33°14'17"E 537.14'
S51°32'27"W 79.61'
AXF
50.61'
125.71'
IRF
S33°14'17"W 350.41'
S33°14'17"W
35' PERIMETER BUFFER
158.91'
S65°39'29"E 209.52'

MATCHLINE
SEE SHEET 2
LIMITS OF WETLANDS AS DELINEATED BY VANASSE HANGEN BRUSTLIN, INC.
T.M. (47-4)(1-11)
100' RPA BUFFER
PROPERTY LINE HEREBY EXTINGUISHED (N63°41'21"W 1,067.54')
P.B. 8, PG. 15
150' COMMUNITY CHARACTER CORRIDOR BUFFER
Δ=16°22'50"
R=1487.39'
L=425.24'
T=214.08'
C=423.79'
C.B.=S73°56'54"E

FIRM ZONE AE B.F.E.=8.5
FIRM ZONE X
OTHER FLOOD AREAS
FIRM ZONE X
EXISTING 20' DRAINAGE ESM'T D.B. 353, PG. 229
LIMITS OF WETLANDS AS DELINEATED BY VANASSE HANGEN BRUSTLIN, INC.

S:\Jobs\9700\02-Hall Property Subdivision\dwg\Sur\Plats\970002 SUBD SH 3.dwg, 10/2/2008 11:25:50 AM, Tony.Taylor

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

PLAT OF SUBDIVISION AND BOUNDARY LINE EXTINGUISHMENT PROPERTY OF LYMAN R. HALL, JR.

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

ROBERT D. MANN
Lic. No. 002509
5/2/08
LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
		3 Large/Small Plat(s) Recorded herewith as # 090008788		
2	1/14/08	REVISED PER COUNTY COMMENTS	AWT	TRS
1	11/8/07	REVISED PER COUNTY COMMENTS	AWT	TRS

Designed TRS	Drawn AWT
Scale 1"=100'	Date 8/1/07
Project No. 9700-02	
Drawing No. 3 of 3	