120024087

MERIDIAN= NAD 83

482'± ALONG THE CENTER OF BRANCH AS IT MEANDERS

OK. SNAG FND.

N07°57'47"W 413.31' SURVEY TIE LINE

S38°22'44"E 28.2'±

S41°46'40"W 1349.17'

TURNERS NECK ROAD ~ STATE ROUTE 685

N/F WILLIAM J. COX & VIRGINIA J. COX
TAX ID 2141000030
D.B. 69 PG. 009

35.0'

OLD REMAINS OF FENCE ALONG LINE

35' BLDG SB

DETAIL
SCALE: 1" = 2'

R/S
N04°49'48"E 2.56'
S41°46'40"W 1.94'
R/F

PARCEL 5
1.5 SQ.FT.

N85°24'08"W 202.58'

DETAIL

R=970.06'
L=25.06'

LITTLE CREEK DAM ROAD ~ STATE ROUTE 631

PARCEL 1
1.217 ACRES REMAIN
IN TAX ID 2140100031

PRESENT OWNER:
SHEPERDS LANDING PARTNERSHIP
TAX ID 2140100031
INSTRUMENT#010004709
ZONED: R-8

50' AND VARIABLE WIDTH RIGHT-OF-WAY

S04°49'48"W 271.96'
S04°49'48"W 304.29'

15' BLDG S.B.

35' BLDG S.B.

EXISTING PROPERTY LINE TO BE REMOVED

S61°29'24"W 159.27'

ROD SET

N04°49'48"E 289.21'

ROD SET

N04°49'48"E 197.77'

ROD SET

PARCEL 1A
0.423 ACRES

48.34'

DIRT & GRAVEL ROAD

S61°29'24"W 89.77'

75.0'

N85°49'48"E 88.65'

ROD SET

ROD FND.

S04°49'48"W 244.66'

N/F MARY M. MULLIS
LOT 2 – McCOWN–BROCH SUBD.
TAX ID 21400100036A – D.B. 726 PG. 821

PARCEL 2A
2.257 ACRES

S04°49'48"W 337.56'

ROD FND.

N/F MARY M. MULLIS
LOT 1 –Mc COWN–BROCH
TAX ID 21400100036 –D.B. 726 PG. 821

ROD FND.

PRESENT OWNERS:
SHEPHERDS LANDING PARTNERSHIP
INSTRUMENT # 110025082
TAX ID # 2140100033
ZONED: R-8

PARCEL 2
18.05 ± ACRES REMAIN
IN TAX ID 2140100033
PLUS 1.217 ACRES FROM
TAX ID 214010032 EQUALS A
TOTAL AREA OF 19.267± ACRES

PARCEL 1A,2A AND 3A WILL BE ADDED TO TAX ID 2140100046 THESE PARCELS WILL CREATE ACCESS STRIP FOR TAX ID 2140100046

PRIMARY & RESERVE SITE

BY RECORDATION OF THIS PLAT THE BOUNDARY LINE BETWEEN TAX ID 21400100031 AND TAX ID 21400100033 WILL BE DELETED AND THE REMAING PARCEL WILL CONTAIN 19.267± ACRES

NOTE: THIS FLAG STEM WILL CONNECT THE TRACT OF LAND WITH LITTLE CREEK DAM ROAD.

35' BLDG S.B.

N03°26'56"E 783.26'

75.11'

S88°48'23"E

N04°21'33"E 216.43'

ROD SET

N04°21'33"E 246.27'

ROD SET

75.00'

N85°57'31"W

EXISTING PROPERTY LINE TO BE REMOVED

75' WIDE EASEMENT FOR ACCESS TO TAX ID 2140100032

PRIMARY RESERVE SITE

35' BLDG S.B.

PARCEL 3A
0.427 ACRES

DIRT ROAD

75.0'

ROD SET S04°21'33"W 212.88'

PIPE FND.

S03°26'56"W 782.95'

ROD FND. N/F MARY M. MULLIS
LOT 1 – MCCOWN–BROCH SUBD.
TAX ID 21400100036 ~ D.B. 726 PG. 821

S04°21'33"W 250.00'

ROD SET

N/F HANCOCK, ANDREW C & HANNOCK, JENNEIFER L.
INST.# 0100182213 TAX ID # 2140100034 ZONED A-1

N/F SHEPHERDS LANDING PARTNERSHIP
INSTRUMENT # 080001819
TAX ID # 2140100046 ~ ZONED A-1

N87°03'52"W 867.42'

15' BLDG SB

PARCEL 3
3.74 ± ACRES
REMAIN IN TAX
ID 2140100032
ZONED R-8

PRESENT OWNERS
DONALD L. BENTON
INSTRUMENT #100007730
TAX ID # 2140100032
ZONED : R-8

S88°48'23"E 573.89'

N/F HAVEN LANDS, LLC ~ INSTRUMENT # 080021372
TAX ID # 2140100033 ~ ZONED A-1

N85°19'35"E 71.34'

N37°52'15"E 89.43'

71.98'

FPA

GRAPHIC SCALE 1"=100'
0 100 200 300

3 Large/Small Plat(s) Recorded herewith as # 120024087

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
November 16, 2012
at 2:53 PM, PB ____ PG ____
Document # 120024087
BETSY B. WOOLRIDGE, CLERK
Gabriela Aguilino, Dep. Clerk

PLAT REVISED: 06-28-2012

Goodfellow, Jalbert, Beard, and Associates Inc.
7104 Mechanicsville Turnpike / P.O. Box 539
Mechanicsville, Virginia 23111
(804) 746 - 7097 Fax (804) 730 -7275
ENGINEERING - SURVEYING - PLANNING

COMMONWEALTH OF VIRGINIA
PAUL A. JALBERT
Lic. No. 1434-B
06-28-2012
LAND SURVEYOR

BOUNDARY ADJUSTMENT PLAT

POWHATAN DISTRICT, JAMES CITY COUNTY VA

DESIGNED BY: PAJ	DATE: 03-28-2012	SHEET No.	
DRAWN BY: PAJ	SCALE: 1" = 100'	2	3
CHECKED BY: PAJ	P.N. 5187-0041		