

LINE	BEARING	LENGTH
L238	N56°16'28"E	83.86'
L239	N45°19'48"E	76.63'
L240	N41°44'34"E	86.74'
L241	N42°02'16"E	70.56'
L242	N36°43'25"E	78.60'
L243	N39°41'46"E	79.85'
L244	N32°46'45"E	75.27'
L245	N46°47'58"E	81.62'

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTER LINE
- TRAVERSE LINE
- EASEMENT
- BUILDING SETBACK LINE (B.S.L. TYP.)
- WETLANDS LINE
- RPA BUFFER LINE
- STREAM

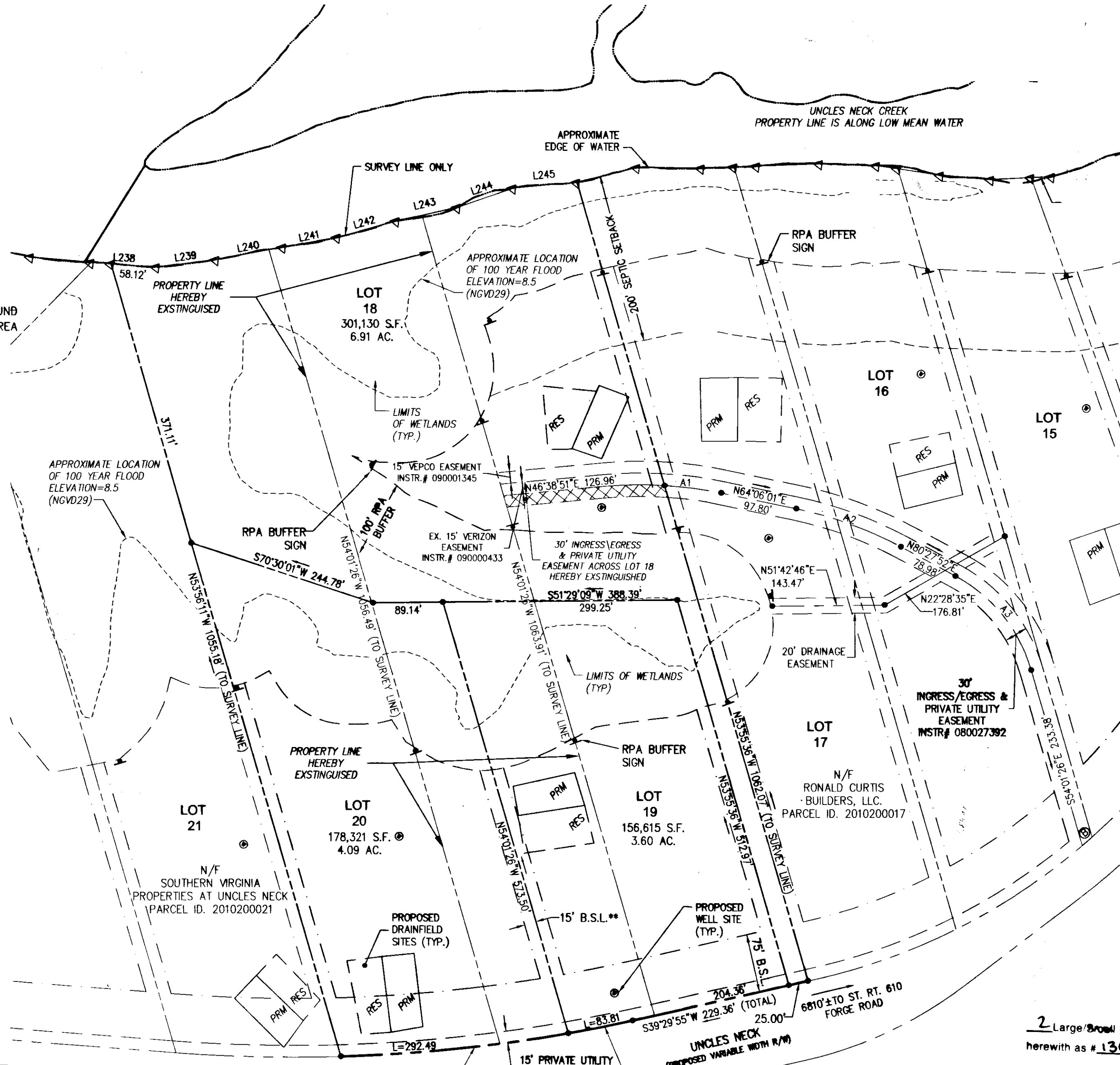
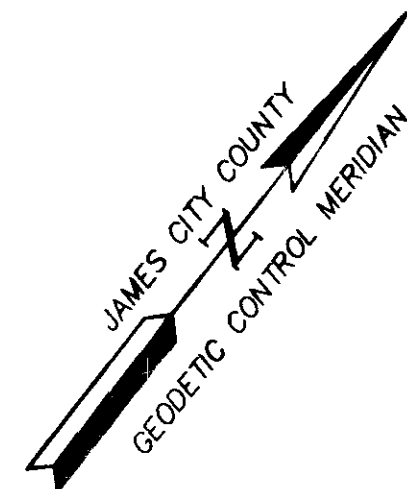
- IRON ROD SET
- CONCRETE MONUMENT FOUND
- RPA RESOURCE PROTECTION AREA
- PRM PRIMARY DRAINFIELD
- RES RESERVE DRAINFIELD
- C/L CENTERLINE
- P/L PROPERTY LINE

ADDRESS / PD

LOT 18-7572 UNCLES NECK/2010200018
 LOT 19-7576 UNCLES NECK/2010200019
 LOT 20-7580 UNCLES NECK/2010200020

REFERENCE:

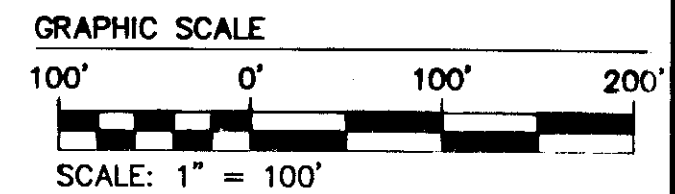
INSTR. # 080027392 (PLAT)



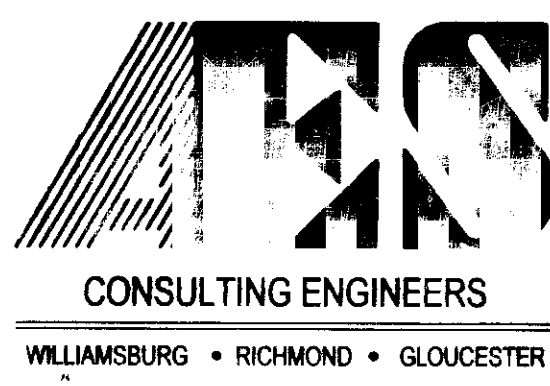
** BUILDING LOCATIONS IN RELATIONSHIP WITH SIDE SETBACKS TO BE DETERMINED BY THE UNCLES NECK COVENANTS COMMITTEE. PER THE ADOPTED CONDITIONS FOR THE WAIVER TO SECTION 19-57 OF THE ORDINANCE, THERE SHALL BE AT LEAST 100 FOOT BUILDING SEPARATION BETWEEN ALL DWELLING UNITS WITHIN THE SUBDIVISION. THE FIRE CHIEF MAY GRANT EXCEPTIONS TO THE SEPARATION REQUIREMENT PROVIDED THAT IN NO INSTANCE SHALL THE SIDE BUILDING SETBACK BE REDUCED BELOW 15 FEET. ANY EXCEPTION BY THE FIRE CHIEF MUST ALSO BE APPROVED BY THE COVENANTS COMMITTEE.

$\Delta = 8^{\circ}33'01''$
 $R = 1960.00$
 $L = 292.49$
 $T = 146.52$
 C.B. = N46° 13' 25"E
 $C = 292.22$

$\Delta = 2^{\circ}27'00''$
 $R = 1960.00$
 $L = 83.81$
 $T = 41.91$
 C.B. = N40° 43' 24"E
 $C = 83.80$



2 Large/Brown Plat(s) Recorded herewith as # 130023093

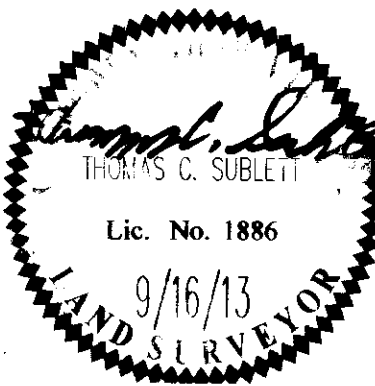


5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

BOUNDARY LINE ADJUSTMENT PLAT FOR LOTS 18-20

RIVER'S BEND @ UNCLES NECK

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 8 October, 2013 at 10:17 AM/PM, PG 1		Document # 130023093	
BETSY B. WOOLRIDGE, CLERK		Dep. Clerk	
No.	DATE	REVISION / COMMENT / NOTE	JAG REWSED BY
1	9-16-13	REVISIONS PER JCC COMMENTS DATED AUG. 20, 2013	JAG

Designed JAG	Drawn RLS
Scale 1"=100'	Date 09/27/07
Project No. 9737-02	
Drawing No. 2 OF 2	