

130023816

BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF

IRENE LEE
PARCEL ID: 5140100002
AND
EDGAR ROBERT LEE & REBECCA LINDSEY LEE
PARCEL ID: 5140100003

JAMES CITY COUNTY ROBERTS DISTRICT VIRGINIA
DATE: 04/11/2013 SCALE: 1"=60" JOB #12-377
DATE: 07/05/2013(Revised)



Surveying • Engineering • GPS
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SHEET 2 OF 2

JCC-S-0024-2013

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1861.00'	88.64'	88.64'	N 51°18'44" W	2°43'45"
C2	1861.00'	85.03'	85.02'	N 45°32'13" W	2°37'04"
C3	1861.00'	104.91'	104.89'	N 42°36'47" W	3°13'47"

LINE TABLE

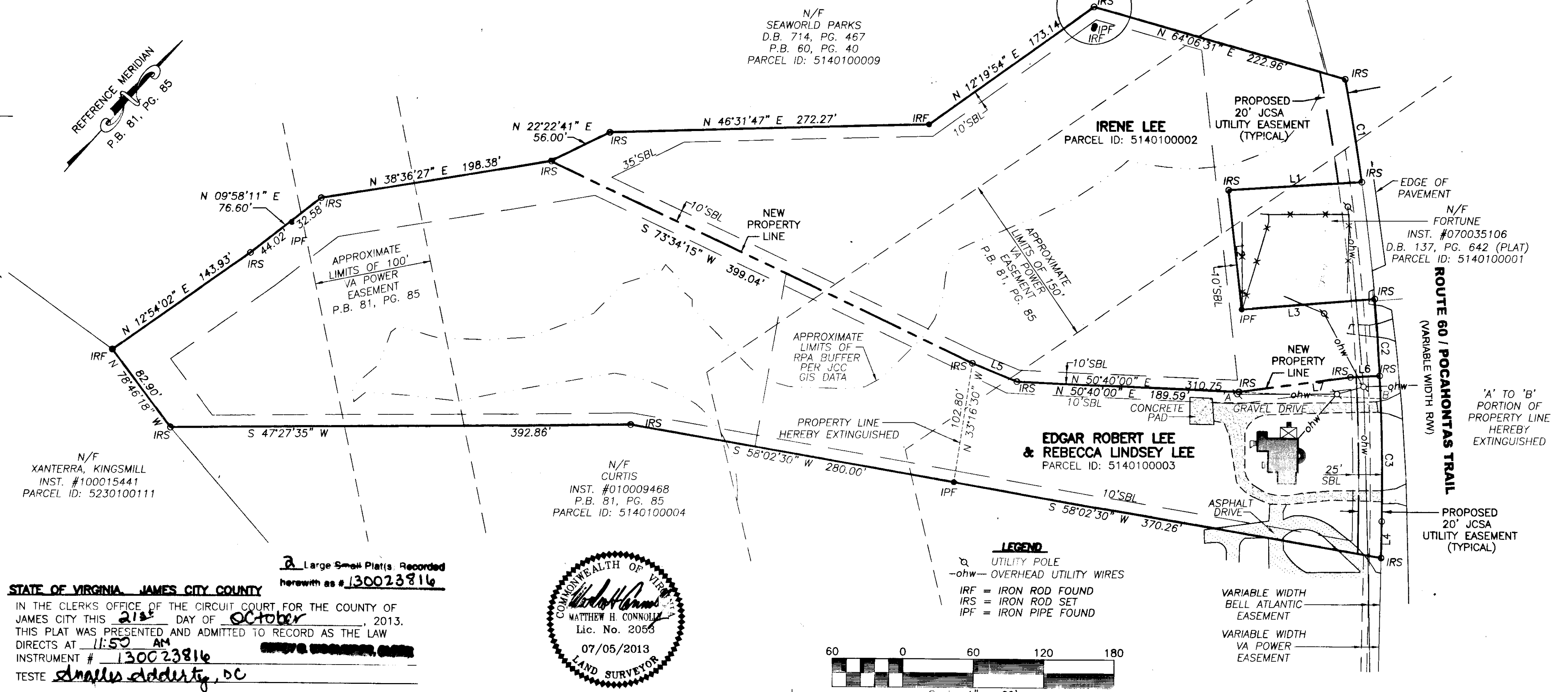
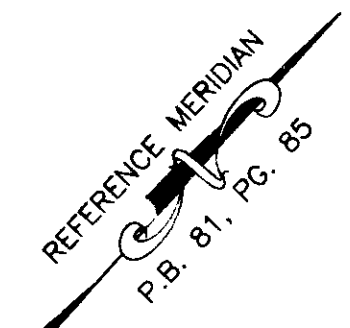
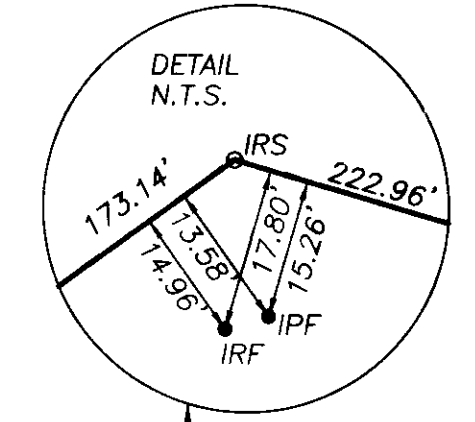
LINE	BEARING	DISTANCE
L1	N 44°35'35" E	113.77'
L2	N 48°18'25" W	102.85'
L3	S 43°31'35" W	113.84'
L4	S 41°02'45" E	31.39'
L5	N 70°07'30" E	41.00'
L6	N 45°10'33" E	25.00'
L7	S 40°31'57" W	96.02'

AREA TABULATION

	OLD AREA	NEW AREA
PARCEL ID: 5140100002	246,231 S.F. / 5.653 AC.	126,937 S.F. / 2.914 AC.
PARCEL ID: 5140100003	40,730 S.F. / 0.935 AC.	160,024 S.F. / 3.674 AC.

PROPERTY INFORMATION
PARCEL ID: 5140100002 ADDRESS: 8397 POCAHONTAS TRAIL
PARCEL ID: 5140100003 ADDRESS: 8399 POCAHONTAS TRAIL

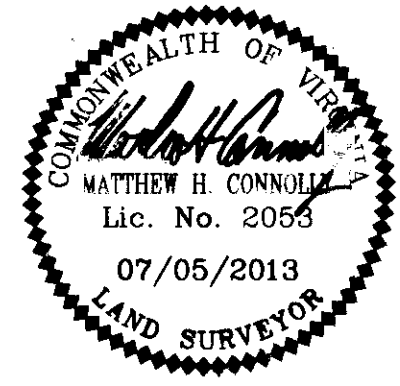
ZONING DISTRICT: R2 (GENERAL RESIDENTIAL)
BUILDING SETBACK: (PER ZONING ORDINANCE)
FRONT = 25'
REAR = 35'
SIDE = 10'



N/F XANTERRA, KINGSMILL
INST. #100015441
PARCEL ID: 5230100111

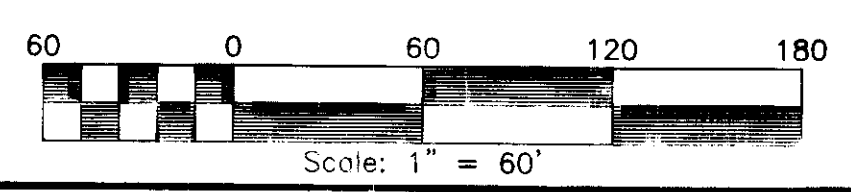
N/F CURTIS
INST. #010009468
P.B. 81, PG. 85
PARCEL ID: 5140100004

Large Small Plat(s) Recorded
herewith as # 130023816



STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 21st DAY OF October, 2013.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:50 AM
INSTRUMENT # 130023816
TESTE *Annals Adderty, DC*

- LEGEND**
- UTILITY POLE
 - ohw- OVERHEAD UTILITY WIRES
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - IPF = IRON PIPE FOUND



ROUTE 60 / POCAHONTAS TRAIL
(VARIABLE WIDTH RW)

'A' TO 'B' PORTION OF PROPERTY LINE HEREBY EXTINGUISHED

PROPOSED 20' JCSA UTILITY EASEMENT (TYPICAL)