



23

25

26

27

NICE DRIVE 50' R/W

22

N/F
WILLIAM J. AND
KAREN L. KING
115 NICE DRIVE
LOT 21
MIRROR LAKE SEC. 5B
DOC. NO. 970015500
P.B. 46, PG. 27

MIRROR LAKE
SEC. 5B
P.B. 46, PG. 26

N/F
ROSA M. BLACK
113 NICE DRIVE
LOT 20
MIRROR LAKE SEC. 5B
DOC. NO. 070035380
P.B. 46, PG. 27

19

18

N71°34'24"E
46.35'

S57°41'54"E
40.78'

S56°37'04"E
93.87'

S79°45'16"W
306.00'

N79°45'16"E
304.00'

N12°32'10"W
100.08'

N33°30'43"W
118.54'

S44°16'48"E
35.63'

26.22'

VARIABLE WIDTH
MAINTENANCE EASEMENT
TO JAMES CITY COUNTY
781 SQ.FT.

N/F
MIRROR LAKE ASSOCIATION
3.58 AC.±
(D.B. 766, PG. 311-315)
TAX PARCEL (13-3)(5-1A)

N/F
BOCA LAND INVESTORS, LLC
13.14 AC.±
DOC. NO. 0900026170
TAX PARCEL (13-3)(1-15)

S10°15'12"W
79.35'
S53°41'08"W
47.39'

S29°28'34"W
156.00'

EXISTING 50'
INGRESS/EGRESS EASEMENT
PB 73, PG. 102

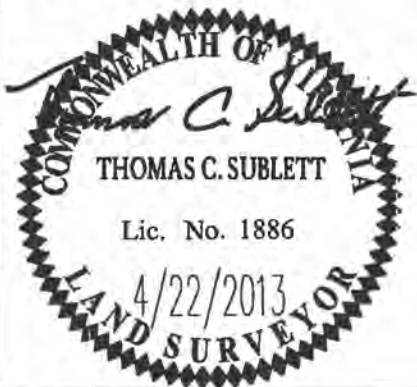
N78°04'09"W
396.09'

GRAPHIC SCALE



SCALE: 1" = 100'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S10°14'44"E	25.00'
L2	S77°27'50"W	33.00'



NOTE:

THIS PLAT IS INTENDED FOR EASEMENT PURPOSES ONLY. PROPERTY LINES AS SHOWN WERE TAKEN FROM RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

PLAT SHOWING VARIABLE WIDTH
MAINTENANCE EASEMENT

FROM ROSA M. BLACK
TO JAMES CITY COUNTY

Project Contacts: TCS

Scale: 1"=100'

Project Number: 9801-E33

Date: 4/22/2013



CONSULTING ENGINEERS

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STONEHOUSE DISTRICT

JAMES CITY COUNTY

VIRGINIA

Hampton Roads | Central Virginia | Middle Peninsula

FILED
U.S. DISTRICT COURT
WESTERN DISTRICT OF MISSOURI

2013 NOV 13 PM 12:56

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COURT HOUSE
100 E. 10TH ST. ST. LOUIS, MO 63102