

150009230

ADDRESS:
8828 HICKS ISLAND ROAD
LANEXA, VA 23089

CURRENT OWNER:
JESSE W. BERGER (DECEASED) & ETHEL H. BERGER
D.B. 323, PG. 22
D.B. 350, PG. 682
INST. #150002734
INST. #150002735

ADDRESS:
8849 HICKS ISLAND ROAD
LANEXA, VA 23089

CURRENT OWNER:
WILLIAM B. STEWART & BETTY O. STEWART,
TRUSTEES UNDER THE STEWART FAMILY
LIVING TRUST
INST. #990000082

AREA TABULATION

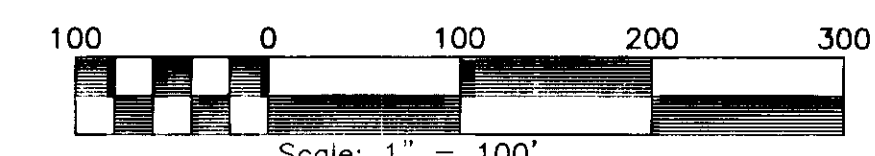
8828 HICKS ISLAND ROAD PARCEL ID: 0920100032	13.4± AC.
PART OF PARCEL ID: 0920100026	+ 2.9± AC.
AREA DEDICATED FOR PUBLIC USE	- 0.3825 AC.
NEW AREA OF PARCEL ID: 0920100032	15.9± AC.

8849 HICKS ISLAND ROAD REMAINDER OF PARCEL ID: 0920100026	12.65± AC.
PART OF PARCEL ID: 0920100026	- 2.9± AC.
AREA DEDICATED FOR PUBLIC USE	- 0.6± AC.
NEW AREA OF PARCEL ID: 0920100032	9.15± AC.

PLAT OF
SUBDIVISION
OF THE PROPERTY OF
STEWART FAMILY LIVING TRUST
AND
PROPERTY LINE EXTINGUISHMENT
OF THE PROPERTY OF
JESSE W. & ETHEL H. BERGER
BEING PARCEL ID 0920100032
& PARCEL ID 0920100026
JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA
DATE: 04/17/2015 JOB # 14-505
SHEET 2 OF 3

LRI LANDTECH RESOURCES, INC.
ENGINEERING • SURVEYING • GPS

3925 Midlands Road Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



JCC S-0010-2015

- LEGEND**
- (A) APPROXIMATE LIMITS OF RESOURCE PROTECTION AREA (RPA) PER JCC GIS MAPPING
 - (B) FIELD LOCATED APPROXIMATE HIGH WATER MARK
 - FG=5.25 EXISTING FINISHED GRADE ELEVATION
 - [Hatched Box] FEMA FLOOD ZONE X (SHADED)
 - [Dotted Box] MARSH/SWAMP
 - [Cross-hatched Box] APPROXIMATE LOCATION OF EXISTING DRAINFIELD PER VDH PERMIT #147-95-0070
 - (W) WELL
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET

- REFERENCES:**
- D.B. 323, PG. 23
 - D.B. 350, PG. 682
 - INST. #150002598 (PLAT)
 - INST. #150002734
 - INST. #150002735

PROPERTY LINE CURVE DATA

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	540.97'	192.44'	191.43'	N 73°17'23" E	20°22'55"
C2	1424.20'	173.22'	173.12'	N 78°45'21" E	6°58'08"
C3	515.97'	183.57'	182.61'	N 73°19'04" E	20°23'06"
C4	1449.20'	186.98'	186.85'	N 78°33'17" E	7°23'33"

PROPERTY LINE FOLLOWS CENTER OF GUT

LINE	BEARING	DISTANCE
L1	S 17°40'27" W	162.34'
L2	S 38°50'21" W	88.11'
L3	S 62°17'49" E	92.15'
L4	S 51°47'05" E	58.08'
L5	S 33°42'26" E	34.89'
L6	S 03°34'42" E	22.15'
L7	S 61°34'22" W	113.22'
L8	S 52°52'38" W	89.69'

PROPERTY LINE FOLLOWS CENTER OF SWAMP

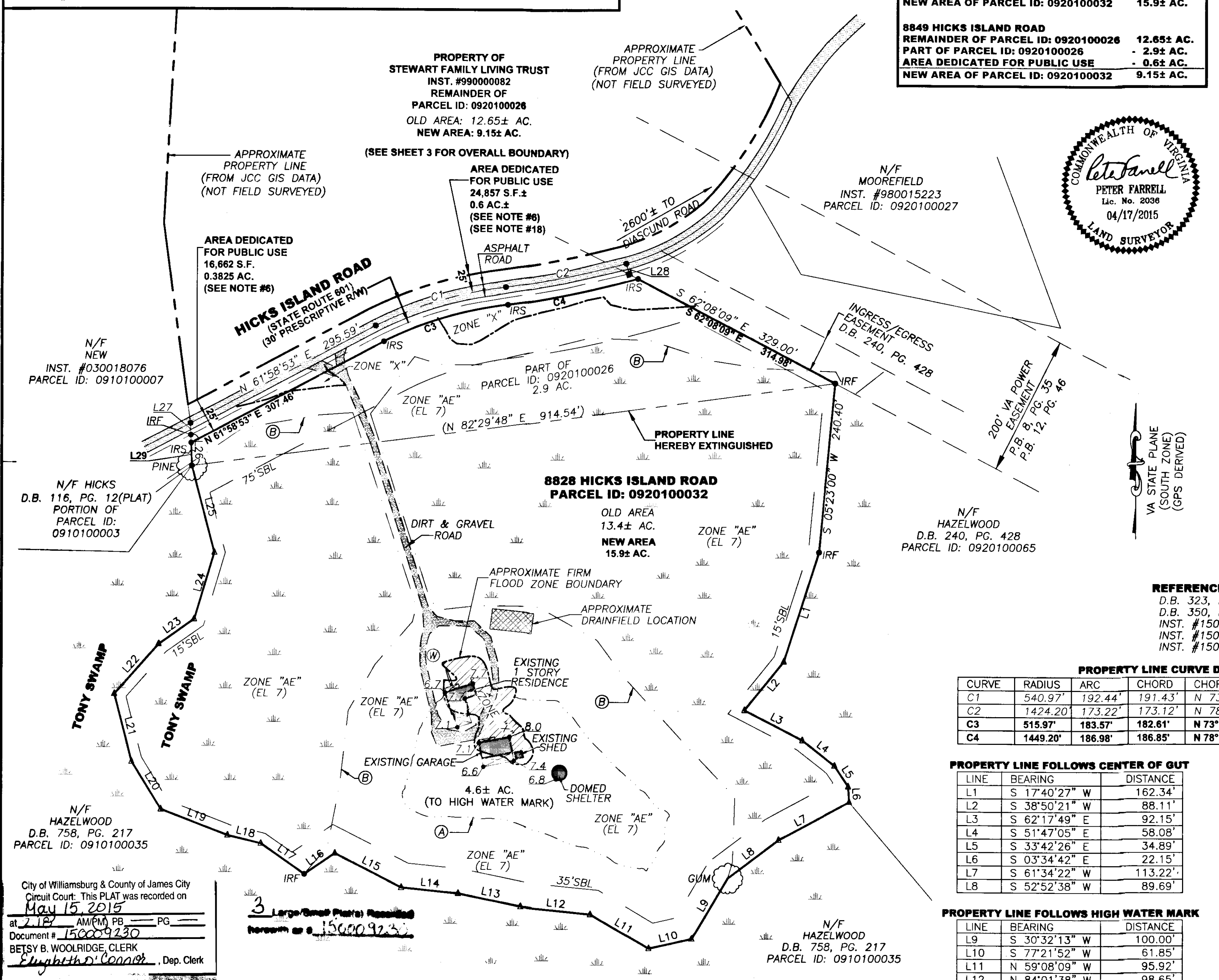
LINE	BEARING	DISTANCE
L17	N 54°44'22" W	74.92'
L18	N 76°22'53" W	48.54'
L19	N 68°43'36" W	101.15'
L20	N 31°32'18" W	78.76'
L21	N 14°13'10" W	99.07'
L22	N 41°26'33" E	93.95'
L23	N 54°45'10" E	61.03'
L24	N 16°29'17" E	98.57'
L25	N 14°31'34" W	126.50'

PROPERTY LINE FOLLOWS HIGH WATER MARK

LINE	BEARING	DISTANCE
L9	S 30°32'13" W	100.00'
L10	S 77°21'52" W	61.85'
L11	N 59°08'09" W	95.92'
L12	N 84°01'38" W	98.65'
L13	N 78°26'18" W	89.89'
L14	N 84°21'50" W	80.55'
L15	N 62°57'21" W	105.18'
L16	S 55°32'38" W	52.26'

PROPERTY LINE

LINE	BEARING	DISTANCE
L26	N 02°09'45" W	43.84'
L27	N 02°09'45" W	16.67'
L28	S 15°10'04" E	15.47'
L29	N 02°09'45" W	32.73'



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 15, 2015
at 2:18 PM (PM) PB PG
Document # 150009230
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Dep. Clerk

SEE SHEET 3 FOR OVERALL BOUNDARY

UPPER BACK CREEK