

150009230

**ADDRESS:**  
8828 HICKS ISLAND ROAD  
LANEXA, VA 23089

**ADDRESS:**  
8849 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

**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

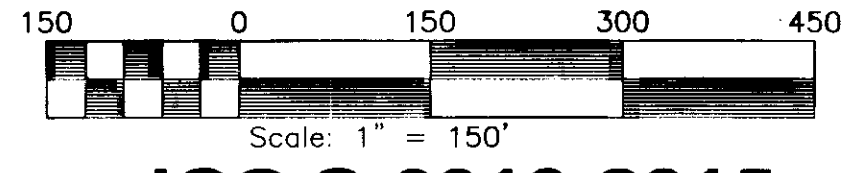
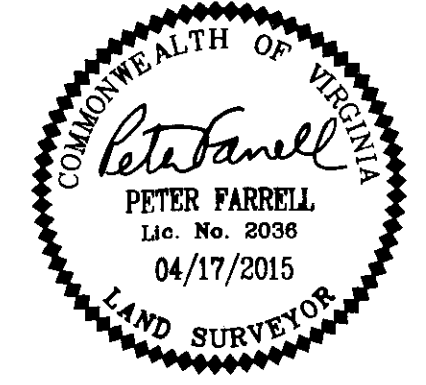
JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA

DATE: 04/17/2015 JOB # 14-505

SHEET 3 OF 3

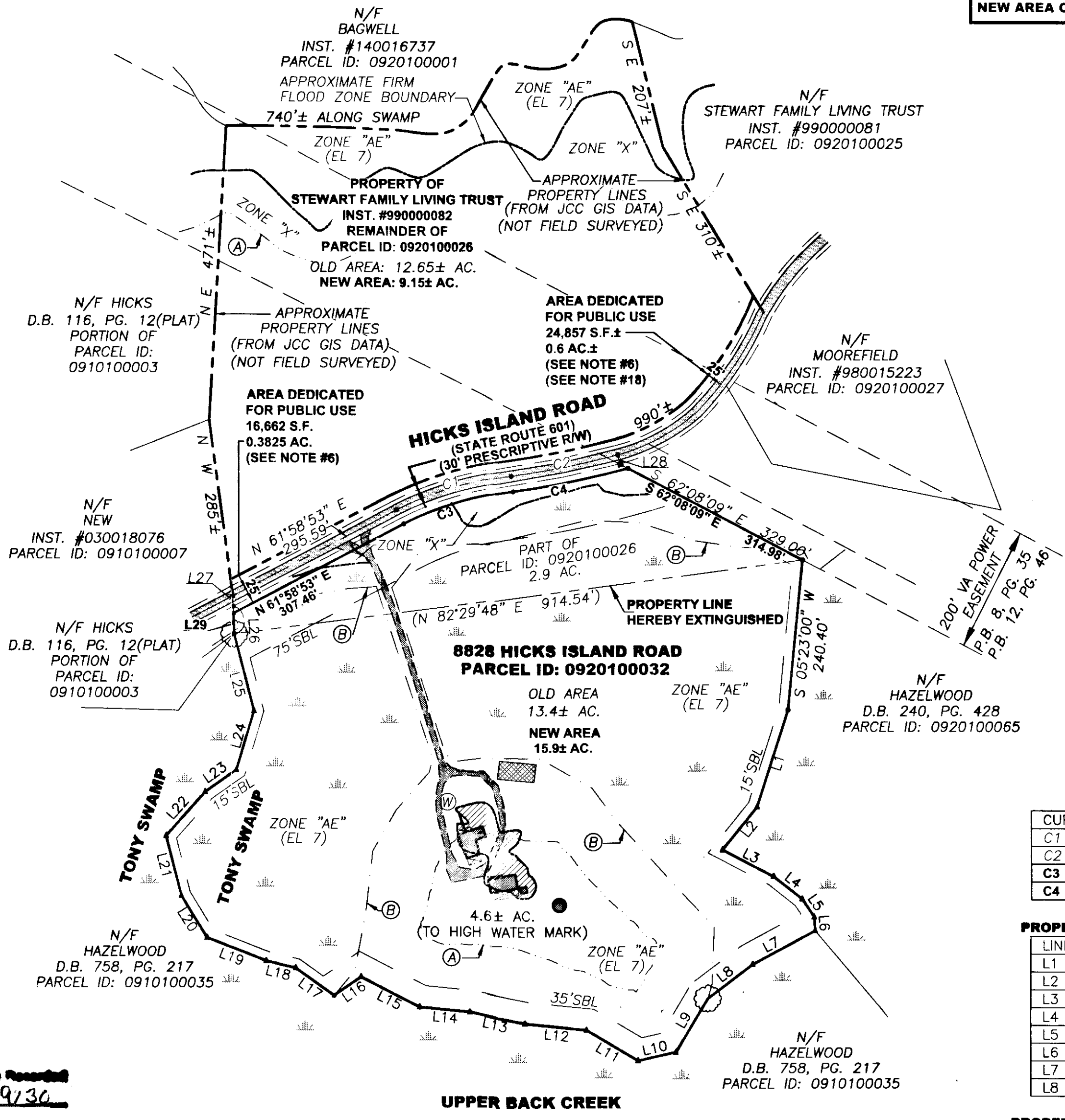
**LANDTECH**  
RESOURCES, INC.  
ENGINEERING · SURVEYING · GPS

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



JCC S-0010-2015

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



- LEGEND**
- (A) APPROXIMATE LIMITS OF RESOURCE PROTECTION AREA (RPA) PER JCC GIS MAPPING
  - (B) FIELD LOCATED APPROXIMATE HIGH WATER MARK
  - (C) FEMA FLOOD ZONE X (SHADED)
  - (D) MARSH/SWAMP
  - (E) APPROXIMATE LOCATION OF EXISTING DRAINFIELD PER VDH PERMIT #147-95-0070
  - (W) WELL

**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'

3 Large-Scale Plats Recorded  
on 150009230

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
May 15, 2015  
at 2:18 AM (PM) PG. 1  
Document # 150009230  
BETSY B. WOOLRIDGE, CLERK  
Elizabeth O. Conner, Dep. Clerk

**OVERALL BOUNDARY  
SEE SHEET 2 FOR DETAIL**