1700011832

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

NAD 83
VIRGINIA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE - 4502

N/F
WADESU, L.L.C.
#1130 OLD COLONY LANE
TAX PARCEL 4810100018
INSTRUMENT #150014742
ZONE: B1

N/F
M3H, L.L.C.
#1200 OLD COLONY LANE
TAX PARCEL 4810100018A
INSTRUMENT #040000210
ZONE: B1

N/F
JCP1, L.P.
#1324 JAMESTOWN ROAD
TAX PARCEL 4810100015
INSTRUMENT #060028689
8,414 S.F. OR 0.193 AC.±

N/F
JCP1, L.P.
#1322 JAMESTOWN ROAD
TAX PARCEL 4810100014
INSTRUMENT #060028689
38,730 S.F. OR 0.889 AC.±

N/F
JCP1, L.P.
#1326 JAMESTOWN ROAD
TAX PARCEL 4810100013
INSTRUMENT #050010459
83,110 S.F. OR 1.908 AC.±

N/F
JAMES SQUARE HOMEOWNERS ASSOC., INC.
TAX PARCEL 4811100018
D.B. 309, PG. 719
P.B. 39, PG. 87
P.B. 40, PG. 65
ZONE: B1

N/F
QBS, INC.
#1318 JAMESTOWN ROAD
TAX PARCEL 4810100016
D.B. 331, PG. 41
P.B. 12, PG. 45
ZONE: B1

N/F
CAMPANA ENTERPRISES
#1332 JAMESTOWN ROAD
TAX PARCEL 4810100012
INSTRUMENT #050030866
ZONE: B1

20' DRAINAGE EASEMENT PER D.B. 118, PG 19 AND AS SHOWN IN P.B. 40, PG. 65

20' PERMANENT SEWER EASEMENT PER D.B. 161, PG. 496-499

20' PERMANENT SEWER EASEMENT PER D.B. 159, PG. 579-582

PROPERTY LINES HEREBY VACATED

EX. 1-STORY CINDERBLOCK BLDG. TO REMAIN 961 SF

EX. GRAVEL DRIVE

EX. BRICK BBQ

EX. CINDERBLOCK OUT BLDG 252 SF

EX. 1-STORY BRICK BLDG. TO REMAIN 1,691 SF

EX. SHED (TO BE REMOVED) 811 SF

EX. PARKING

EX. 1-STORY BRICK/VINYL BLDG. TO REMAIN 2,884 SF

TELECOMM BOX

TELECOMM BOX (2)

EX. SIGN

HC SIGN

PARCEL 1
50,934 S.F.
1.169 AC.

PARCEL 2
39,952 S.F.
0.917 AC.

PARCEL 3
39,368 S.F.
0.904 AC.

20' SIDE BUILDING SETBACK, TYP.

50' REAR BUILDING SETBACK, TYP.

50' FRONT BUILDING SETBACK, TYP.

APPARENT ℄ OF VEPCO RIGHT-OF-WAY AGREEMENT PER D.B. 50, PG. 48 AND VEPCO P.B. 1, PG. 1

APPARENT LOCATION OF VEPCO RIGHT-OF-WAY AGREEMENTS PER D.B. 25, PG. 428-430 AND VEPCO P.B. 4, PG. 47

20' VIRGINIA POWER RIGHT-OF-WAY AGREEMENT PER INST. #040004765

50' INGRESS/EGRESS EASEMENT HEREBY GRANTED BY EACH OF PARCEL 2 AND PARCEL 3 TO THE OTHER FOR THE BENEFIT OF PARCELS 2 AND 3

JAMESTOWN ROAD - S.R. 31
VAR. WIDTH PUBLIC R/W

EX. 65'± R/W
EX. 63'± R/W
EX. 58'± R/W
EX. 58'± R/W

S88°37'06"E 36.61'
S41°45'02"E 139.08'
125.74'
S50°07'15"W 475.17'
161.32'
188.12'
S55°59'29"E 150.22'
S55°07'45"E 112.20'
S55°30'50"W 218.34'
N53°26'31"W 196.50'
S53°45'16"E 198.00'
S53°37'10"E 128.60'
S53°27'16"E 128.59'
N36°14'44"E 93.00'
N36°14'44"E 150.00'
N36°31'13"E 160.00'
N36°31'13"E 17.49'
153.07'
N36°31'13"E 350.10'
179.54'
N36°31'13"E 157.17'
S53°45'16"E 4.00'

N: 3619872.533
E: 11997045.021

N: 3619464.981
E: 11996736.383

IRF ME METALPOST.IN.CONC
IRF BENT
IPF 2IN BENT
AXLE FOUND
NS IN TREE ROOT
MF VSHC CMF
IRF (1.10' OFF R/W)
IRS
SMH
CO
PP
LP
HC SIGN
GL
WM
WV

46'
24'
15.3'
12.0'
27.1'
20.5'
50.2'
45.0'
20.5'
20.5'
47.0'
50.6'

S:\JOBS\9572\04-1322 and 1326 Jamestown Rd\Survey\Plans\Plats\9572\04de-1322 Rtru 1326 Jamestown Rd Avg, 5/8/2017 1:38:00 PM, Dean Dorsey

Rev.	Date	Description	Revised By
1	2/14/17	REVISED PER COMMENTS DATED 12/7/16	LBA

2 Large/Small Plat(s) Recorded herewith as # 170011832

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 6-8-2017
at 8:53 AM/PM, PB ____ PG ____
Document # 170011832
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

COMMONWEALTH OF VIRGINIA
STEPHEN C. LEMMOND
Lic. No. 2772
11/10/16
LAND SURVEYOR

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT PLAT OF THE PROPERTIES OWNED BY

JCP1 LP

PARCELS 4810100013, 4810100014 & 4810100015

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SCL/JAG
Project Number:	9572-04
Scale: 1"=30'	Date: 11/10/16
Sheet Number	2 OF 2