

LEGEND:

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS IRON ROD SET
- EXISTING PROPERTY LINE
- TO BE EXTINGUISHED
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE

BUILDING NOTE:

(1) STORY RESIDENCE LOCATED ON PARCEL "A" IS SCHEDULED FOR DEMOLITION (PERMIT #BLDR 19-0546) AND WELL HAS BEEN CAPPED (PERMIT #WELL 19-0034).

VICINITY MAP

AREA:

	ORIGINAL	NEW
PARCEL "A"	15,514 S.F. 0.35 AC.	PARCEL "A-1" 15,195 S.F. 0.35 AC.
PARCEL "B"	51,546 S.F. 1.38 AC.	PARCEL "B-1" 91,206 S.F. 2.09 AC.
PARCEL "C"	20,000 S.F. 0.46 AC.	PARCEL "C-1" 15,127 S.F. 0.35 AC.
PARCEL "D"	32,753 S.F. 0.75 AC.	

BUILDING SETBACKS (BSL):

- FRONT-- 25' (50' FROM C/L 30' R/W)
- SIDE--10'
- REAR 35'

NOTES:

-ZONING-R2, GENERAL RESIDENTIAL

-TAX MAP PARCEL NUMBERS:

- PARCEL "A"-4830100028
- PARCEL "B"-4830100026
- PARCEL "C"-4830100024
- PARCEL "D"-4830100025

-PROPERTY SHOWN LIES IN FLOOD ZONE "X" BASED ON FIRM MAP PANEL 51095C201D, EFFECTIVE DATE IS DEC. 19, 2015.

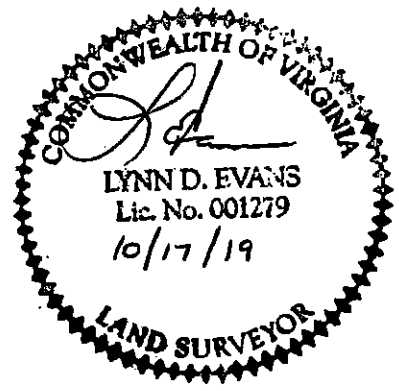
-ADDRESSES:

- PARCEL "A"- #2639 LAKE POWELL RD.
- PARCEL "B"- #2635 LAKE POWELL RD.
- PARCEL "C"- #2631 LAKE POWELL RD.
- PARCEL "D"- #2641 LAKE POWELL RD.

-THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS

-MONUMENTATION SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

-ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER



BOUNDARY LINE EXTINGUISHMENT AND ADJUSTMENT  
PROPERTY OF TROY H. AND HELEN W. LAPETINA, TRUSTEES

JAMES CITY COUNTY, VIRGINIA

JULY 16, 2019

SCALE: 1"=50'

EVANS SURVEYING, LLC  
631 BLUE HERON DRIVE  
SURRY, VIRGINIA 23883  
(757) 592-5855

REVISED: 09/21/2019  
FINAL REVISION: 10/17/2019

SHEET 1 OF 4