

EASEMENT LEGEND

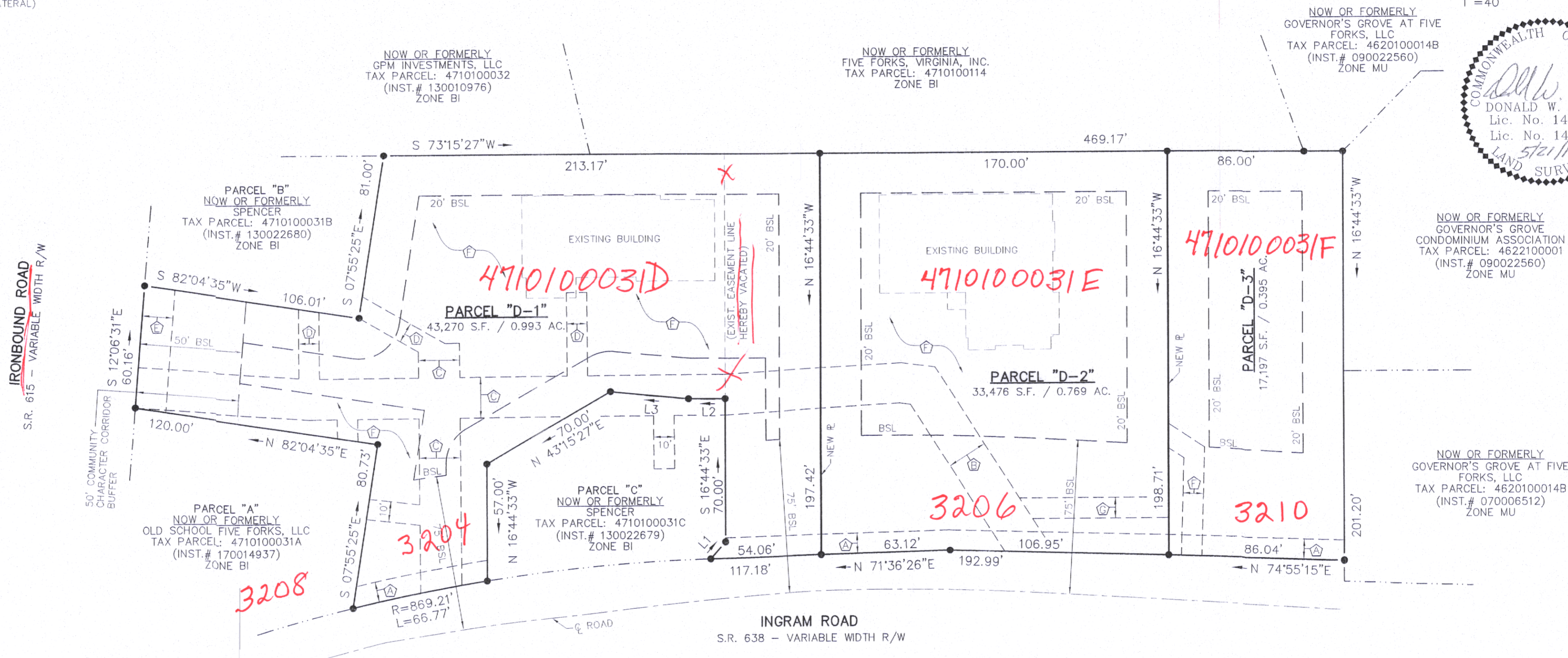
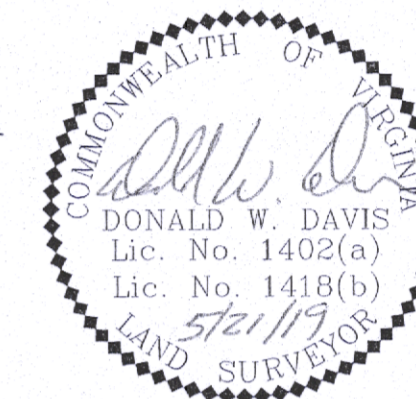
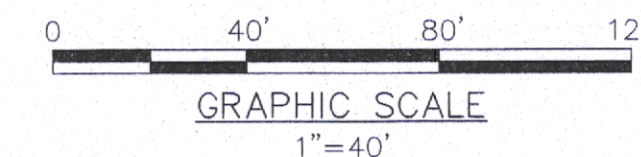
- A EXIST. 10' COX COMMUNICATIONS EASEMENT (INST.# 080005083)
- B EXIST. VARIABLE WIDTH JCSA UTILITY EASEMENT (INST.# 080006754)
- C EXIST. 20' UTILITY EASEMENT (D.B. 52, PG. 46)
- D EXIST. 10' UTILITY EASEMENT (D.B. 52, PG. 46)
- E EXIST. 15' DOMINION VIRGINIA POWER EASEMENT (INST.# 040006420)
- F EXIST. INGRESS/EGRESS & PARKING EASEMENT ACROSS PARCEL "D" FOR ACCESS TO INGRAM RD (P.B. 52, PG. 46)
- G 10' PRIVATE UTILITY EASEMENT HEREBY DEDICATED TO THE BENEFIT OF PARCEL "D-3"
- F 10' PRIVATE UTILITY EASEMENT HEREBY DEDICATED TO THE BENEFIT OF PARCEL D-2 (CENTERED OVER SEWER LATERAL)

LINE	BEARING	DISTANCE
L1	S 24°51'21"W	10.97'
L2	N 73°15'27"E	18.00'
L3	N 78°46'50"E	38.30'

SUBDIVISION OF PARCEL "D"  
POWHATAN OFFICE PARK SUBDIVISION  
BERKELEY MAGISTERIAL DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1" = 40' DATE: MAY 21, 2019

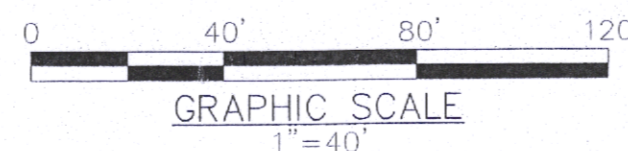
DAVIS & ASSOCIATES, P.C.  
LAND SURVEYORS AND PLANNERS  
3630 GEORGE WASHINGTON MEMORIAL HIGHWAY  
YORKTOWN, VIRGINIA 23693  
(757)867-8583

SHEET 2 OF 2



- SYMBOLS -

- DENOTES IRON PIPE FOUND (IPF)
- DENOTES IRON ROD FOUND (IRF)
- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES (IRS)
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES PROPERTY LINE
- - - DENOTES ADJACENT PROPERTY LINE
- - - DENOTES EASEMENT LINE
- - - DENOTES RPA LINE
- 50' BSL DENOTES BUILDING SETBACK



FINAL ADDRESSES:

RECEIVED *Janis Schaffer*  
CODED *12/30/19*

STATE OF VIRGINIA  
JAMES CITY COUNTY  
IN THE CLERK'S OFFICE OF THE JAMES CITY COUNTY CIRCUIT COURT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # \_\_\_\_\_

TESTE: \_\_\_\_\_  
CLERK

BY: \_\_\_\_\_