

**NOTES:**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 88, PG. 86.
2. THIS PLAT IS BASED ON A PHYSICAL SURVEY DATED 03/17/2020.

INSTRUMENT #200016011  
 VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY  
 This document was admitted to record on September 23 2020  
 at 03:14 PM. The taxes imposed by Virginia Code  
 Section 58.1-801, 58.1-802 & 58.1-814 have been paid.

State Tax	Local Tax	Additional Tax
\$0.00	\$0.00	\$0.00

TESTE: MONA A. FOLEY, CLERK

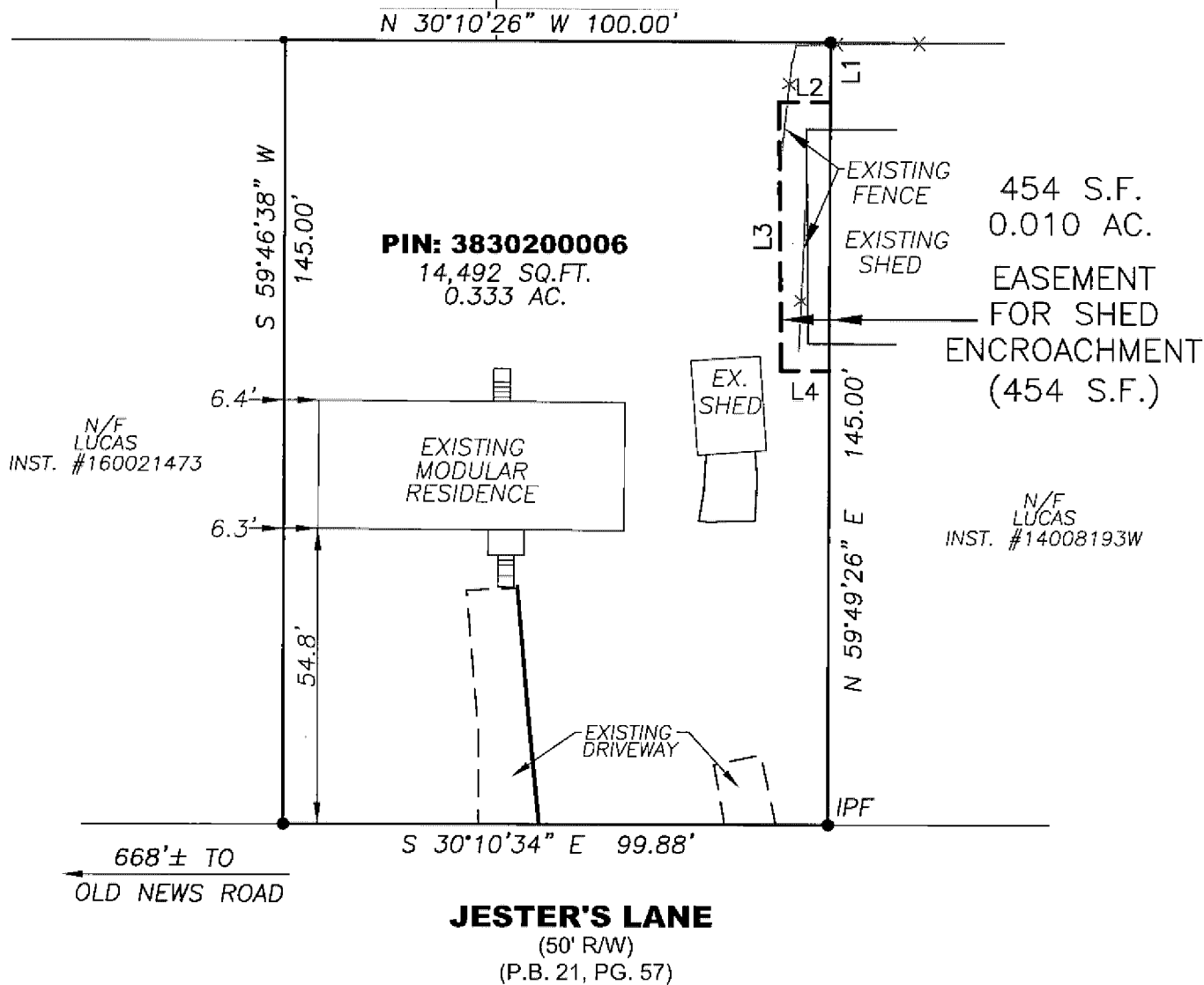
BY TRC

Deputy Clerk

RECORD  
 MERIDIAN  
 P.B. 88, PG. 86

LOT 42 POWHATAN SECONDARY PHASE VI-B P.B. 88, PG. 86

LOT 41 POWHATAN SECONDARY PHASE VI-B P.B. 88, PG. 86



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 59°49'26" E	11.08'
L2	S 30°15'00" E	9.42'
L3	N 59°07'16" E	49.79'
L4	N 30°15'00" W	8.81'

**ADDRESS:**

123 JESTER'S LANE  
 JAMES CITY COUNTY, VIRGINIA

**PLAT TO ACCOMPANY  
 DEED OF EASEMENT**

OVER  
**PARCEL ID # 3830200006**

JAMES CITY COUNTY

VIRGINIA

**LandTech Resources, Inc.**

Engineering and Surveying Consultants  
 205 E Bulifants Blvd, Williamsburg, Virginia 23188  
 Telephone: 757-565-1677 Fax: 757-565-0782  
 Web: landtechresources.com

**REFERENCES:**

D.B. 176 P.G. 746

DATE: 09/01/20  
 SCALE: 1"=30'  
 JOB# 20-067  
 CAD File  
 20-067-ESMNT.dwg

