\\vhb.com\gbl\proj\Williamsburg\34693.01 PV_Jamestown_BoundarySrv\cad\sr\planset\3469300-BOUND-REV2.dwg

202310204

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
September 27, 2023
at 9:36 AM PM, PB _____ PG _____
Document # 202310204
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

Large/Small Plat(s) Recorded herewith as # 202310204

IRF
#5 REBAR
HELD
VASP-S (NAD 83)
N=3605126.8890
E=11983501.6170
NAD 83
N037.2115147
W076.7809030

UNITED STATES OF AMERICA
PARCEL ID: 5510100001
D.B. 5, PG. 536
ZONED PL

SEE INSET BELOW

GATE

S 76°27'58" E 1374.07' (TOTAL)

VASP-S (NAD 83)
N=3604812.8772
E=11984806.1651
NAD 83
N037.2105870
W076.7764436

SUBMERGED REMNANT OF CONCRETE MONUMENT WITH ROD

32.32

N 4°05'34" W 24.14'

MLW

S 40°14'02" E 481.96' (TIE LINE)

ACCESS/UTILITY EASEMENT

VARIABLE WIDTH BRIDGE EASEMENT

PARCEL A
CORNERS NOT SET PER REQUEST OF APVA UNLESS OTHERWISE NOTED.

BMP AREA FOR APVA USE ONLY

BMP EASEMENT

PARCEL A

N/F UNITED STATES OF AMERICA

N 8°16'15" W 262.96'

S 19°08'05" W 671.96'

FLOOD EBB

JAMES RIVER

IRS #5 REBAR
VASP-S (NAD 83)
N=3604689.5565
E=11983811.4380
NAD 83
N037.2102982
W076.7798666

60D NAIL SET
VASP-S (NAD 83)
N=3604639.4380
E=11983873.7929
NAD 83
N037.2101575
W076.7796557

IRF #5 REBAR
VASP-S (NAD 83)
N=3604643.2257
E=11983993.1864
NAD 83
N037.2101619
W076.7792455

N 48°13'28" W 636.50' (TIE LINE)

N 17°27'45" W 398.98'

SURVEY TIE LINE

N/F
ASSOCIATION FOR THE PRESERVATION OF VIRGINIA ANTIQUITIES
PARCEL ID: 5420100001
D.B. 5, PG. 536
ZONED R8
1,032,861 SQ. FT. / 23.71± AC.

IPF 2"
HELD
VASP-S (NAD 83)
N=3604219.1810
E=11984467.8620
NAD 83
N037.2089736
W076.7776423

UNITED STATES OF AMERICA
PARCEL ID: 5510100001
D.B. 5, PG. 536
ZONED PL

N 70°47'09" W 125.00'

IRS
#5 REBAR
VASP-S (NAD 83)
N=3604178.0428
E=11984585.9017
NAD 83
N037.2088548
W076.7772396

PROPERTY LINE IS MEAN LOW WATER

EXISTING BUILDING (TYP)

IPF 2"
HELD
VASP-S (NAD 83)
N=3604101.1532
E=11984426.7253
NAD 83
N037.2086516
W076.7777910

S 19°12'55" W 124.99'

S 19°12'55" W 124.99'

80.41'

SEE INSET

INSET

0.15

0.08

AMBLER HOUSE CORNER
VASP-S (NAD 83)
N=3603814.5930
E=11985323.3000
NAD 83
N037.2078197
W076.7747307

VIRGINIA STATE PLANE SOUTH ZONE (NAD 83)

N 49°45'55" W 367.40'

TOP OF CONCRETE SEAWALL

CHURCH BUILDING CORNER
VASP-S (NAD 83)
N=3604045.8700
E=11984224.8700
NAD 83
N037.2085099
W076.7784874

299.87'

822.65'

S 78°06'36" E 1122.51'

IPF
VASP-S (NAD 83)
N=3603983.9275
E=11984518.3250
NAD 83
N037.2083251
W076.7774838

282.95'

S 17°18'55" W 314.45' (TOTAL)

219.60'

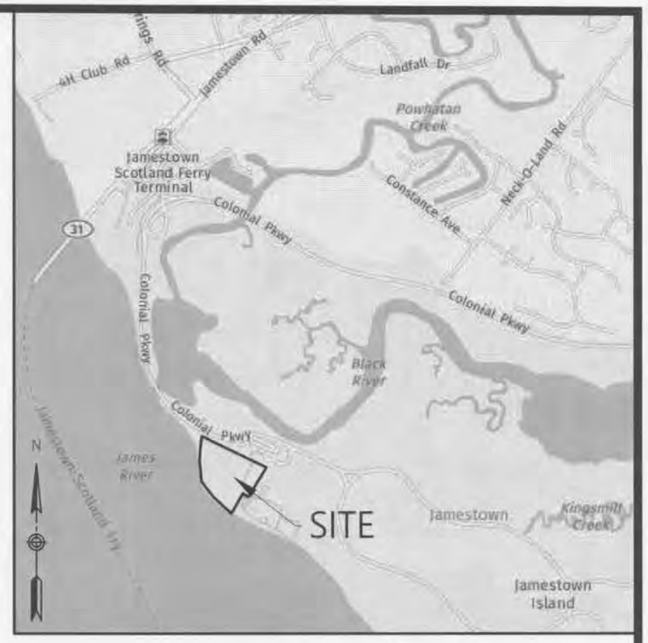
S 19°12'56" W 300.01' (TOTAL)

N 59°26'11" W 475.67'

MLW

IRS POINT ON LINE
#5 REBAR
VASP-S (NAD 83)
N=3603831.0276
E=11984342.5117
NAD 83
N037.2079140
W076.7780970

1 USACOE 3.5" DISK "0+00"
2 USACOE 3.5" DISK "1+24"
3 USACOE 3.5" DISK "2+00"
4 USACOE 3.5" DISK "4+00"
5 USACOE 3.5" DISK "4+23"
6 USACOE 3.5" DISK "6+00"
7 USACOE 3.5" DISK "7+90"
8 USACOE 3.5" DISK "10+00"
9 USACOE 3.5" DISK "10+90"
10 USACOE 3.5" DISK "11+50"
11 USACOE 3.5" DISK "12+00"
12 USACOE 3.5" DISK "14+00"
13 USACOE 3.5" DISK "14+99"



Vicinity Map
1"=2,000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N38°47'27"E	42.03'
L2	N87°45'00"E	27.57'
L3	S80°00'00"E	142.28'
L4	S31°23'43"E	14.28'
L5	S10°05'20"W	24.35'
L6	S38°47'27"W	68.58'
L7	N51°12'33"W	80.69'
L8	S38°47'27"W	67.75'
L9	N51°12'33"W	10.00'
L10	S38°47'27"W	10.00'
L11	N51°12'33"W	80.00'
L12	N7°48'04"E	15.15'
L13	N51°12'33"W	34.52'

CURVE TABLE						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	11.00'	7.70'	40°05'25"	4.01'	S56°31'25"E	7.54'
C2	100.00'	27.37'	15°40'53"	13.77'	S84°24'34"E	27.28'
C3	25.00'	19.96'	45°45'00"	10.55'	N77°07'30"E	19.44'

0.68' 0.63'
GATE
INSET

General Notes

1. THE PROPERTY LINES SHOWN BASES ON AN ON THE GROUND SURVEY PERFORMED BY VHB DURING FEBRUARY, MARCH AND DECEMBER OF 2022 AND DEEDS AND PLATS OF RECORD.
2. MERIDIAN SOURCE: VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD83. DATUM WAS DETERMINED USING TOPNET LIVE RTK NETWORK AND JAMES CITY COUNTY MONUMENT 344.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
4. EASEMENTS SHOWN BASED ON UNRECORDED PLAT "BOUNDARY SURVEY SHOWING LANDS OF ASSOCIATION FOR THE PRESERVATION OF VIRGINIA ANTIQUITIES ON JAMESTOWN ISLAND" DATED 10/25/02, PREPARED BY VHB.
5. THE BOUNDARY ALONG THE JAMES RIVER IS THE MEAN LOW WATER LINE, A RIPARIAN BOUNDARY. THE COURSES AND DISTANCES AS SHOWN ARE INCLUDED AS AN INFORMATIVE TRAVERSE AND ARE NOT INTENDED TO CREATE A FIXED BOUNDARY. REF. CODE OF VIRGINIA, CHAPTER 12, ARTICLE 1, SECTION 28.2-1200 AND 2802-1202.
6. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION OF LAND.

Legend

IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
IRS = IRON ROD SET

100 0 100 200
SCALE IN FEET

REFEERENCES
INST. NO. 050001171 (DEED)
P.B. 2, PG. 6 (PLAT)
D.B. 58, PAGE 548 (DEED)
D.B. 10, PAGE 508 (DEED)

Surveyor's Certification

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY COMPLIES WITH 18VAC10-20-370 MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING PRACTICE.

COMMONWEALTH OF VIRGINIA
9-26-2023
STEPHEN A. ROMEO
Lic. No. 1448-B
Stephen Romeo
LAND SURVEYOR

Boundary Survey
Lands of the
Association for the Preservation of Virginia Antiquities on Jamestown Island
Parcel Id: 5420100001
James City County, Virginia

DATE: 9/26/2023	SHEET 1 OF 1	SCALE: 1"=100'
PROJECT NO: 34693.01	DRAWN BY: CRO	CHECKED BY: SAR

vhb Transportation Land Development Environmental Services
351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
757 220 0500 • FAX 757 903 2794

Saved Monday, August 14, 2023 8:22:24 AM CORSBORNE Plotted Tuesday, September 26, 2023 10:08:14 AM Christopher Orsborne