

202404863

BOUNDARY LINE ADJUSTMENT
BETWEEN
LOT 121, LOT 122 & LOT 122A
SECTION 3, THE MAINE

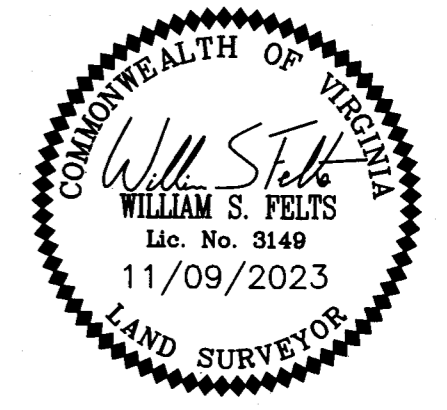
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 11/09/2023 SCALE: 1"=10' JOB #20-107

LandTech
Resources, Inc.
Surveying & Engineering Consultants

205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 2 OF 2

2 Large/Small Plat(s) Recorded
herewith as # 202404863



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 17, 2024
at 10:02 AM/PM, PB PG
Document # 202404863
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

*PER BZA-21-0001 VARIANCE GRANTED

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2108.48'	100.86'	100.85'	N 61°16'26" W	2°44'27"
C2	2108.48'	151.75'	151.72'	N 64°42'22" W	4°07'25"

VIRGINIA STATE PLANE
COORDINATE SYSTEM
VIRGINIA SOUTH ZONE
(NAD 83)

LOT 121
N/F
THOMAS J. & PATRICIA COLL
D.B. 258, PG. 826
PARCEL I.D. 4540200121
OLD: 21,455 SF / 0.492 AC
NEW: 21,370 SF / 0.490 AC

PORTION OF EXISTING
DRAINAGE
EASEMENT WITHIN JCSA
PROPERTY HEREBY
RELOCATED

TRUE POINT OF BEGINNING
TEMPORARY
CONSTRUCTION
EASEMENT

10' JCSA SAN.
SEWER EASEMENT &
INGRESS/EGRESS
EASEMENT
D.B. 270 PG. 448
D.B. 249 PG. 398

LOT 122
N/F
ALDEN C. & SYLVIA R. DAVIS TRUST
INSTR. #170000270
PARCEL I.D. 4540200122
OLD: 27,754 SF / 0.637 AC
NEW: 27,385 SF / 0.629 AC

10' DRAINAGE EASEMENT
CENTERED ALONG
PROPERTY LINE TO
EXTEND AND CONNECT TO
EXISTING DRAINAGE
EASEMENT

10' DRAINAGE EASEMENT
P.B. 121 PG. 122

50' PUBLIC RIGHT-OF-WAY
THE MAINE

POINT OF BEGINNING

15' EASEMENT
(P.B. 21, PC. 8)

15" RCP
INV=19.84'

15" RCP
INV=19.36'

S-23-0038