PLAT SHOWING PARCELS OF LAND
JAMESTOWN MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
BEING A PORTION OF THE
T. T. NIXON ESTATE

SCALE: 1in = 50ft DATE: 22 AUG., 1960

Recorded this 9 day of Feb 1962
in
D.B. No. 54; pages 324

Clerk

COMMONWEALTH OF VIRGINIA
MARSHALL B. GOSNEY
CERTIFICATE No. 474

Randolph N. Coates

S.D. WATERS

NOTE
- ○ DENOTES IRON STAKE
- ▲ DENOTES FIELD HUB

PARCEL N° 1
1.21 ACRES HIGH GROUND

PARCEL N° 2
1.14 ACRES HIGH GROUND

0.44 ACRES MARSH

1.72 ACRES MARSH INCLUDING NEW FILL

NOW OR FORMERLY NIXON OR NOW BEACH

APPARENT FORMER MARSH LINE

NEW FILL

POWHATAN CREEK

SEE INSET

IRON STAKE BY OTHERS

1.03'

.1607" INC.

MAGNETIC MERIDIAN-RECORDED PLATS

2°39½' E

N 33° 34' 15" W 250.51'
198.1'

78.97'

S 55° 29' 30" E 210.0'

N 24° 33' 30" W 933.62'

147.25'

120.65'

589.4'

N 27° 11' E 259.36'

125.41'

N 61° 57' E 79.02'

N 63° 05' 30" W 111.29'

N 63° 05' 30" W 110.0'

PROPOSED 40' R/W

EXISTING 30' R/W

S 24° 33' 30" E 411.50'

S 24° 33' 30" E 89.42'

S 24° 33' 30" E 217.46'

340.80'±

201'±

103.97'

120.58'

213.97'

49.77'

13.34'

20'

30'

S 30° 08' 30" E 249.58'

SURVEY BASE LINE

Δ = 5° 35'
D = 5° 35'
R = 1026.19'
L = 100.0'

ROUTE 60

FOUNTAIN

SPINDLE