PLAT OF BOUNDARY LINE ADJUSTMENT
BEING VARIOUS PARCELS OF LAND
OWNED BY
THE COLONIAL WILLIAMSBURG FOUNDATION, A VIRGINIA NON-STOCK CORPORATION

BRUTON DISTRICT | YORK COUNTY | VIRGINIA

Date: 09/26/19 | Scale: 1"=200 | Proj. No.: W9654-05 | Proj. Contacts: SJB/JFS

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

SHEET 2 OF 5

'20 JAN 31 PM2:35

GRAPHIC SCALE
200' 0' 200' 400'
SCALE: 1" = 200'

MAIN STATION #025
YORK COUNTY GEODETIC CONTROL MERIDIAN
VIRGINIA STATE PLANE SOUTH NAD83

MATCHLINE SHT. 3 OF 5

MATCHLINE SHT. 4 OF 5

MATCHLINE SHT. 5 OF 5

NOW OR FORMERLY
JAMIE S. AND MELANIE O.HALL
TAX MAP PARCEL # 06-00-00-022
GPIN D15B-4522-4832
INSTR. # 160021232
DEED BOOK 58A, PAGE 560
ZONING: R20

NOW OR FORMERLY
TRUDY L. FLIPPIN
TAX MAP PARCEL #10-00-00-001B
GPIN D15B-4482-4503
INSTR. # 190018332
PLAT BOOK 11, PAGE 670
ZONING: R20

NOW OR FORMERLY
MILLER DEVELOPMENT, LLC
TAX MAP PARCEL # 09-00-00-033
GPIN D15B-3298-4399
INSTR. #0700115215
ZONING: R20

NOW OR FORMERLY
COLONIAL WILLIAMSBURG FOUNDATION
TAX MAP PARCEL # 09B-05-00-003
GPIN D15B-4196-4006
DEED BOOK 512, PAGE 566
PLAT BOOK 10, PAGE 498
ZONING: R20

NOW OR FORMERLY
FAIRFIELD WILLIAMSBURG
TAX MAP PARCEL # 09-02-00-004F
GPIN D15B-4587-3289
DEED BOOK 589, PAGE 306
PLAT BOOK 10, PAGE 545
ZONING: GB

NOW OR FORMERLY
FAIRFIELD WILLIAMSBURG
TAX MAP PARCEL
09-02-00-004D2
GPIN D15B-4160-2525
DEED BOOK 521, PAGE 732
ZONING: GB

NOW OR FORMERLY
FAIRFIELD WILLIAMSBURG
TAX MAP PARCEL
09-02-00-004E
GPIN D15B-4343-2889
DEED BOOK 549, PAGE 137
PLAT BOOK 10, PAGE 404
ZONING: GB

NOW OR FORMERLY
LEBCHIR & ASSOCIATES
TAX MAP PARCEL # 09-01-00-004
GPIN D15D-4246-2231
INSTR. # 030030261
ZONING: GB

NOW OR FORMERLY
LEBCHIR & ASSOCIATES
TAX MAP PARCEL # 09-00-00-028
GPIN D15D-4502-2218
INSTR. # 030030261
ZONING: GB

PARCEL 1C
AREA = 12,175,712 S.F.±
OR 279.516 ACRES±

PARCEL 1B
AREA = 5,524,476 S.F.±
OR 126.824 ACRES±

PARCEL "6"
ADDRESS: 225 CARR'S HILL ROAD
TAX MAP PARCEL #09B-05-00-004
GPIN D15B-4939-3865
DEED BOOK 512, PAGE 566
PLAT BOOK 10, PAGE 498
ZONING: R20

PARCEL "7"
TAX MAP PARCEL
06-03-00-001B
GPIN E15B-2598-3804
DEED BOOK 363, PAGE 391 (YC)
DEED BOOK 61, PAGE 472B (COW)
PLAT BOOK 5, PAGE 222
PLAT BOOK 9, PAGE 578-579
ZONING: RC

PARCEL "2"
1025 BYPASS ROAD
TAX MAP PARCEL #10-00-00-003
GPIN E15A-2494-3890
DEED BOOK 108, PAGE 24
PLAT BOOK 5, PAGE 222
PLAT BOOK 9, PAGE 578-579
ZONING: RC

PROPERTY LINES HEREBY VOIDED (SEE *NOTE*)

NEW PROPERTY LINE

RMA LINE (TYP.)

RPA LINE (TYP.)

CARRS HILL ROAD-(RT. 772)
50' PUBLIC R/W
(UNIMPROVED)

EXIST. 25' AND VARIABLE CITY OF WILLIAMSBURG WATERLINE EASEMENT
INSTR. #170008744
INSTR. #150001511
INSTR. #150001512 (PLAT)

EXIST. CITY OF WILLIAMSBURG 10' WATERLINE EASEMENT D.B. 123, PG. 53

EXIST. CITY OF NEWPORT NEWS DEPARTMENT OF PUBLIC UTILITIES 30' UTILITY EASEMENT D.B. 942, PG. 72 ST. HWY. P.B. 7, PG'S. 283-288

EXIST. 50' WIDE V.E.P.CO. EASEMENT D.B. 56, PG. 572 P.B. 1, PG. 615

EXIST. CONSERVATION EASEMENT "A" (SEE SHEET 1)

EXIST. 20' COUNTY OF YORK SANITARY SEWER EASEMENT D.B. 235, PG. 404-405 PLAT D.B. 235, PG. 404

INTERIOR PARCEL LINE (NOT FIELD LOCATED)

PARCEL LINE (NOT FIELD LOCATED) P.B. 9, PG. 578 & 579

EXIST. 15'x20' DRAINAGE EASEMENT D.B. 317, PG. 64

EXIST. 15'x30' DRAINAGE EASEMENT D.B. 317, PG. 64

EXIST. 15'x25' DRAINAGE EASEMENT D.B. 317, PG. 64

STATE ROUTE 132
150' WIDE PUBLIC R/W
VDOT PROJ. #0060-099-103, RW-201
PE-101, C106 AND 3399-01-02

U.S. ROUTE 60 - BY-PASS ROAD
80' WIDE PUBLIC R/W
VDOT PROJ. # 0060-099-103, PE-101, C-501, RW-201

BMP POND

901

N 3632074.0140
E 12006255.1847

N87°34'13"W 1178.82'

S38°28'45"W 615.21'

S38°28'45"W 2909.31'

150'

NOTE:
INTERNAL PROPERTY LINES ARE SHOWN FROM A COMPILATION OF DEEDS AND PLATS

NOTE: SEE SHEET 5 FOR LINE AND CURVE TABLES

UTILITIES EASEMENT LIST

A) EXIST. 200' WIDE V.E.P.CO. EASEMENT D.B. 56, PG. 57 D.B. 73, PG. 365

B) EXIST. CITY OF NEWPORT NEWS 18' WATERLINE EASEMENT D.B. 147, PG. 132

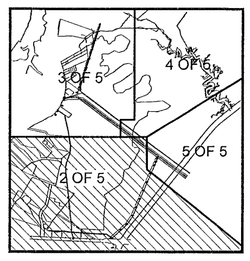
C) EXIST. 30' WIDE GAS EASEMENT D.B. 626, PG. 288

D) EXIST. CITY OF NEWPORT NEWS 30' WATERLINE EASEMENT D.B. 361, PG. 639

E) EXIST. 30' VEPCO EASEMENT INSTR. #150015745

F) EXIST. 20' CITY OF NEWPORT NEWS WATER PIPELINE EASEMENT INSTR. #140009988

LEGEND
D.B.= DEED BOOK
P.B.= PLAT BOOK
RPA= RESOURCE PROTECTION AREA
RMA= RESOURCE MANAGEMENT AREA
PP = POWER POLE
WM = WATER METER
WV = WATER VALVE
IRS = IRON ROD SET
CMF = CONC. MON. FOUND
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
AIF = ANGLE IRON FOUND



KEY MAP

APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassel PLAT APPROVING AGENT

DATE: JANUARY 31, 2020

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 31st DAY OF January, 2020

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 200001960.

TESTE: KRISTEN N. NELSON, CLERK CLERK

BY: Megan Bowen DC

COMMONWEALTH OF VIRGINIA
SAMUEL J. BIKKERS
Lic. No. 002304
01/28/2020
LAND SURVEYOR