BOUNDARY LINE ADJUSTMENT PLAT BETWEEN PROPERTIES IN THE NAME OF CVI WILLIAMSBURG, LLC AND THE BOARD OF SUPERVISORS OF YORK COUNTY, VIRGINIA

BRUTON DISTRICT | YORK COUNTY | VIRGINIA

Date: 6/22/2022 | Scale: 1"=20' | W07244-04 | Proj. Contacts: SJB/DAB

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
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Hampton Roads | Central Virginia | Middle Peninsula

SHEET 2 OF 2

LEGEND

———	PROPERTY LINE	D.B.	DEED BOOK
— — —	EASEMENT LINE	P.B.	PLAT BOOK
NF	NAIL FOUND	M.B.	MAP BOOK
IRF	IRON ROD FOUND	PG.	PAGE
IRS	IRON ROD SET	INST.	INSTRUMENT
N/F	NOW OR FORMERLY	S.F.	S.F.= SQUARE FEET

LINE TABLE
VACATED PROPERTY LINES

LINE	BEARING	LENGTH
L1	S30°25'48"E	38.00'
L2	S59°34'12"W	15.00'
L3	N30°25'48"W	31.00'
L4	N59°34'12"E	4.00'
L5	N30°25'48"W	7.00'
L6	N59°34'12"E	11.00'

238.96'
TO HARROP LANE
S.R. 607

IRS
N: 3626588.916
E: 12012896.048

N29°23'04"E 54.34'

N/F
QUARTERPATH ASSOCIATES LP
LOT 14
INSTRUMENT #200009073
M.B.10, PG. 97
GPIN:F14d-2854-1524
ZONED R13

N60°36'56"W 379.93'
90.00'

LOT 21A-1
NEW AREA: 7,273 S.F.
0.167 ACRE

NEW PROPERTY LINES

N: 3626544.756
E: 12012974.470
IRS

50.97'

20' DRAINAGE EASEMENT
(SCALED FROM D.B. 558, PG. 84)
D.B. 558, PG. 70

IRF
IRF
S18°59'30"W
6.14'

S29°23'04"W 74.91'

N: 3626636.261
E: 12012922.709
IRS

43.57'
N60°04'15"E

L3
L4
L5
L6
L2
LOT 21A
L1

*PROPERTY LINES L1 THRU L6 HEREBY VACATED

IRS
N: 3626657.999
E: 12012960.466

S46°37'07"E 69.84'

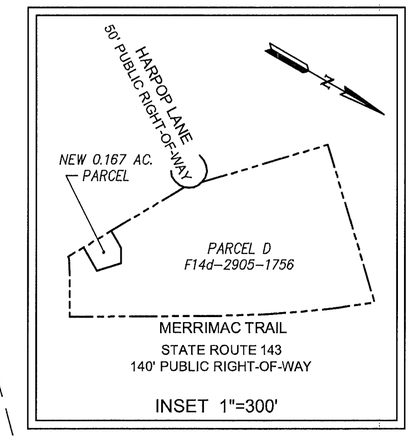
IRS
N: 3626610.029
E: 12013011.226

N/F
BOARD OF SUPERVISORS OF
YORK COUNTY, VIRGINIA
INST. #030027369
D.B. 558, PG. 70
D.B. 558, PG 82
GPIN: F14d-2948-1632
FORMER AREA (0.012 ACRE, 542 S.F.) HATCHED AREA TO BE INCREASED TO NEW 0.167 ACRE PARCEL
ZONED GB

REFERENCE MERIDIAN
VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE 83/93 HARN
PER INSTR. #220001074

15' WATER PIPELINE EASEMENT
INST. #220009211

GRAPHIC SCALE
20' 0' 20' 40'
SCALE: 1" = 20'



INSET 1"=300'

37' CROSS ACCESS EASEMENT
D.B. 1006, PG. 1

N/F
GOLDBLATT WILLIAMSBURG LLC
LOT 2 & 3
INST. #0300355185
P.B.12, PG. 572
P.B. 9, PG. 337
GPIN:F14d-3158-1295
ZONED GB

S59°34'12"W 161.90'

20' SANITARY SEWER EASEMENT
(SCALED FROM D.B. 558, PG. 83)
D.B. 389, PG. 164
P.B. 9, PG. 617
D.B. 558, PG. 70

20' DRAINAGE EASEMENT
(D.B. 1006, PG. 22)
D.B. 1006, PG. 15

10' FORCE MAIN EASEMENT
D.B. 772, PG. 425

N/F
CVI WILLIAMSBURG, LLC
PARCEL D
INST. #210010928
INST. #220001074 (PLAT)
P.B.10, PG. 153 & 153A
GPIN:F14d-2905-1756
FORMER AREA: 6.408 ACRES
279,151 S.F.
ZONED PD

PARCEL D-1
NEW AREA: 272,420 S.F.
6.254 ACRES

NF
S30°25'48"E 419.80'

0.2± MI. TO INTERSECTION OF MERRIMAC TRAIL & 2ND STREET

23.5' X 20' VDOT TRAFFIC SIGNAL MAINTENANCE EASEMENT
D.B. 1006, PG. 15

VARIABLE WIDTH DRAINAGE EASEMENT
(D.B. 1006, PG. 22)
D.B. 1006, PG. 15)

MERRIMAC TRAIL
STATE ROUTE 143
140' PUBLIC RIGHT-OF-WAY

COMMONWEALTH OF VIRGINIA
SAMUEL J. BIKKERS
Lic. No. 002304
6/22/2022
LAND SURVEYOR

APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassel for SUSAN KASSEL PLAT APPROVING AGENT

DATE: 10/5/22

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 6th DAY OF October, 2022
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 220017112.

TESTE: Kristen N. Nelson CLERK

BY: Deputy Clerk

S:\JOBS\7244\04- Georgia Washington Inn\Survey\Plans\Plats\W7244-04 Revised BLA Plat.dwg, 9/22/2022 2:15:58 PM, SamBikkers