PLAT ADJUSTING INTERNAL BOUNDARY LINES
OF THE PROPERTY OF
TIDEWATER MARINA INC.

WESTMORELAND COUNTY, VIRGINIA
DATE: 5/17/12 SCALE: AS NOTED
SHEET 1 OF 7

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE REQUIREMENTS AS SET FORTH IN THE ORDINANCES OF THE COUNTY OF WESTMORELAND, VIRGINIA HAVE BEEN COMPLIED WITH. THE PURPOSE OF THIS PLAT IS TO ADJUST THE INTERNAL BOUNDARY LINES OF COUNTY TAX MAP PARCELS 26–21, 26–68, 27–2, 27–3A, 27–4, AND 27–5T. PURSUANT TO THE ADJUSTMENT, 26–21 IS CONSOLIDATED INTO 27–2 AND 27–5T. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS AS FOLLOWS:

TAX MAP NO. 26–21, 26–68, 27–2, 27–3A, 27–4, AND 27–5T

ARE IN THE NAME OF TIDEWATER MARINA HOLDING, L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WERE ACQUIRED FROM HILLTOP SAND AND GRAVEL COMPANY INC., A VIRGINIA CORPORATION BY DEED DATED FEBRUARY 17, 1995, AND DULY RECORDED ON FEBRUARY 21, 1995 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF WESTMORELAND, VIRGINIA IN DEED BOOK 440 PAGES 443–446.

6/1/12 Stephen Romeo

DATE: STEPHEN A. ROMEO, L.S. LIC. NO. 1448–B

COMMONWEALTH OF VIRGINIA
6/1/12
STEPHEN A. ROMEO
LIC. NO. 1448–B
Stephen Romeo
LAND SURVEYOR

OWNER'S CONSENT
TIDEWATER MARINA HOLDING, L.C., A VIRGINIA LIMITED LIABILITY COMPANY FOR: TAX MAP NO. 26–21, 26–68, 27–2, 27–3A, 27–4, AND 27–5T

THE PLATTING OF THE LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S),PROPRIETOR(S) AND TRUSTEES.

BY: _____
SIGNATURE DATE

_____
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF:_____

CITY/COUNTY OF _____
I, (PRINT)_____ A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.
GIVEN UNDER MY NAME THIS _____ DAY OF _____, 2012.
MY COMMISSION EXPIRES _____.

_____
(SIGNATURE) (REGISTRATION NO.)

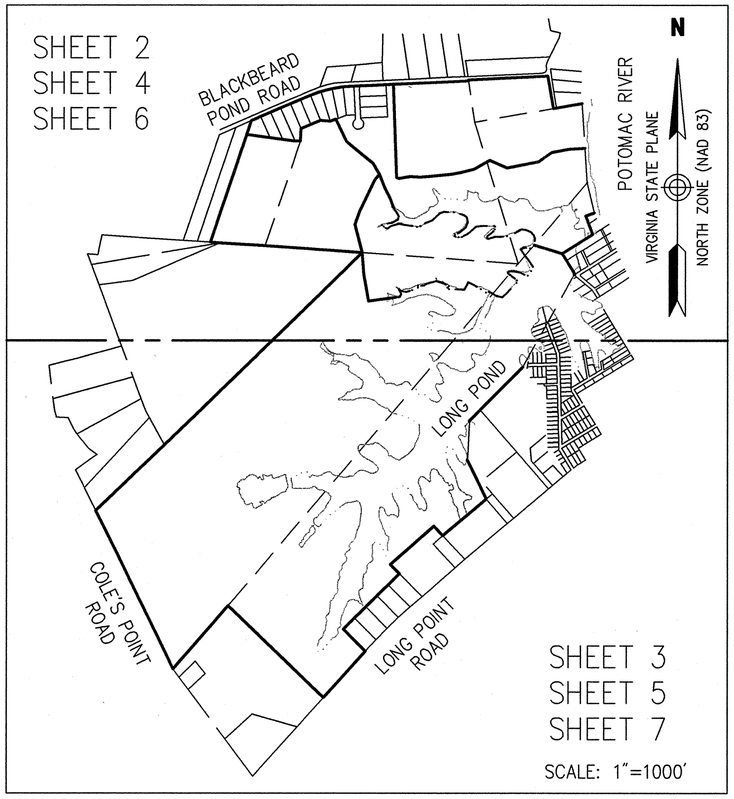
APPROVED BY: _____
AGENT FOR COUNTY DATE

REFERENCES:

1. SURVEY BY CENTRAL MARYLAND SURVEYORS INC. TITLED "BOUNDARY SURVEY HILLTOP SAND AND GRAVEL COMPANY, INC." DATED FEBRUARY 1995 AND REVISED APRIL 14, 1995.
2. D.B. 440 PG. 443
3. D.B. 200 PG. 789
4. D.B. 230 PG. 485
5. D.B. 186 PG. 696
6. D.B. 260 PG. 647
7. D.B. 166 PG. 308
8. D.B. 166 PG. 109
9. D.B. 369 PG. 438
10. D.B. 372 PG. 649
11. D.B. 198 PG. 745
12. D.B. 341 PG. 465
13. D.B. 280 PG. 762
14. D.B. 582 PG. 811
15. D.B. 132 PG. 86
16. D.B. 202 PG. 448
17. D.B. 156 PG. 534
18. D.B. 194 PG. 197
19. D.B. 249 PG. 548
20. D.B. 295 PG. 568
21. D.B. 324 PG. 53
22. D.B. 436 PG. 422
23. D.B. 793 PG. 385
24. D.B. 361 PG. 445
25. D.B. 320 PG. 124
26. D.B. 263 PG. 450
27. D.B. 246 PG. 433
28. D.B. 247 PG. 487

Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
(757) 220-0500 • FAX (757) 220-8544

SHEET INDEX AND VICINITY MAP



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	400.82'	1140.32'	20°08'22"	202.50'	S77°19'16"W	398.76'

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	64.82'	S30°23'16"E	L51	48.42'	S67°03'26"E
L2	32.12'	S30°37'12"E	L52	42.33'	S42°00'10"E
L3	32.02'	S13°22'02"W	L53	37.14'	S18°57'22"E
L4	60.50'	S61°08'16"W	L54	56.86'	S05°17'35"W
L5	44.24'	S80°45'03"W	L55	50.04'	S51°49'27"W
L6	55.55'	S77°07'54"W	L56	47.04'	N82°57'29"W
L7	22.66'	S53°20'26"E	L57	26.97'	S76°30'41"W
L8	23.08'	S50°27'21"E	L58	16.38'	S50°12'35"W
L9	17.13'	S71°34'28"E	L59	24.55'	S26°41'21"E
L10	37.65'	N56°19'28"E	L60	89.05'	S37°53'25"E
L11	81.97'	N72°25'45"E	L61	81.45'	S33°48'22"E
L12	51.99'	S77°06'29"E	L62	43.20'	S21°35'08"W
L13	68.96'	S82°53'13"E	L63	52.46'	S36°53'06"W
L14	48.86'	S78°41'46"E	L64	33.88'	N73°49'09"W
L15	32.01'	N79°32'11"E	L65	40.83'	N64°06'21"W
L16	62.09'	N59°54'59"E	L66	66.27'	N79°03'07"W
L17	59.55'	N69°29'34"E	L67	45.24'	S86°00'41"W
L18	96.67'	N46°40'07"E	L68	15.02'	S12°06'04"W
L19	41.90'	N71°34'28"E	L69	43.13'	S48°57'38"E
L20	23.47'	S87°30'43"E	L70	61.94'	S51°12'14"E
L21	70.04'	S88°03'17"E	L71	23.45'	S10°18'37"W
L22	59.42'	S75°05'51"E	L72	135.22'	S43°37'09"W
L23	40.83'	S71°34'28"E	L73	51.97'	S47°26'06"W
L24	27.86'	S52°26'48"E	L74	57.11'	N77°59'03"W
L25	47.94'	S11°52'53"E	L75	52.08'	N57°35'12"W
L26	51.86'	S22°34'25"W	L76	25.90'	N63°57'32"W
L27	71.50'	S49°01'59"W	L77	30.13'	S78°07'04"W
L28	48.00'	S64°45'35"W	L78	56.80'	N56°54'11"W
L29	13.43'	S16°30'47"W	L79	100.96'	N60°33'35"W
L30	12.22'	S51°21'20"E	L80	31.29'	N67°17'10"W
L31	26.05'	S81°34'39"E	L81	78.41'	S29°10'13"W
L32	33.53'	N85°06'13"E	L82	141.54'	N86°56'07"W
L33	63.87'	N60°57'31"E	L83	19.34'	N45°43'02"W
L34	98.48'	N48°40'05"E	L84	17.71'	N44°12'32"E
L35	53.64'	N83°58'40"E	L85	46.91'	N61°15'23"W
L36	116.76'	N88°34'51"E	L86	80.20'	N73°00'03"W
L37	11.44'	S43°58'27"E	L87	95.74'	S74°13'07"W
L38	24.50'	S04°49'24"W	L88	26.90'	S57°44'19"W
L39	25.46'	S33°42'16"W	L89	55.14'	S87°05'52"W
L40	64.57'	S52°02'55"W	L90	16.43'	S05°34'31"W
L41	18.17'	S29°04'05"W	L91	58.63'	S66°45'42"W
L42	12.56'	S21°04'46"E	L92	56.40'	S74°00'15"W
L43	12.34'	S82°43'44"E	L93	51.64'	N83°00'31"W
L44	36.48'	N72°59'46"E	L94	21.57'	N45°36'23"W
L45	25.60'	N71°01'19"E	L95	46.58'	S25°30'03"E
L46	49.73'	S89°06'02"E	L96	25.82'	S22°37'52"W
L47	62.51'	N83°38'26"E	L97	13.23'	S64°18'08"W
L48	80.06'	N68°29'17"E	L98	31.79'	S89°36'08"W
L49	67.66'	N60°16'07"E			
L50	42.69'	S84°21'45"E			

GENERAL NOTES

1. CURRENT OWNER: TIDEWATER MARINA HOLDING LC,
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT INCLUDE ALL ENCUMBRANCES ON PROPERTIES.
3. THIS PLAT WAS COMPILED FROM PLATS AND DEEDS OF RECORD ALONG WITH SURVEY PROVIDED BY CLIENT DATED FEBRUARY 1995 PERFORMED BY CENTRAL MARYLAND SURVEYORS, INC AND REVISED APRIL 14, 1995, TITLED "HILLTOP SAND AND GRAVEL COMPANY, INC. DEED BOOK 341, PAGE 465 – DEED BOOK, 366 PAGE 481 – DEED BOOK 369, PAGE 438 – DEED BOOK 372 PAGE 649"AND DOES NOT REPRESENT AN ON THE GROUND FIELD SURVEY.
4. THE PROPERTIES SHOWN ON THIS PLAT LIES WITHIN ZONES "X", "A", "AE" AND "VE", ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, MAP NUMBER 51193C0165D AND 51193C0145D EFFECTIVE DATE AUGUST 18, 2009.
5. PARCELS INVOLVED IN BOUNDARY LINE ADJUSTMENT:
   TAX MAP NO. 26–21, 26–68, 27–2, 27–3A, 27–4 AND 27–5T.

PLAT ADJUSTING INTERNAL BOUNDARY LINES OF THE PROPERTY OF TIDEWATER MARINA INC.

WESTMORELAND COUNTY, VIRGINIA
DATE: 5/17/12 SCALE: 1"=200'
SHEET 2 OF 7

N

VIRGINIA STATE PLANE NORTH ZONE (NAD 83)

TAX PARCEL 27-3

TAX PARCEL 27-3B

TAX PARCEL 27-27F

TAX PARCEL 27-1A

TAX PARCEL 27-1

TAX PARCEL 26-69

BLACKBEARD POND ROAD SR 728 (40' WIDE R/W)

C1

N87°20'35"E 1089.64'

PROPERTY LINES EXTINGUISHED D.B. 292 PG. 759 D.B. 375 PG. 759

56.02'

N67°13'18"E 296.45'

N66°17'06"E 298.07'

N87°21'53"E 742.65'

N08°20'51"W 9.36'

S09°51'40"E 306.51'

S08°27'10"E 389.90'

TAX PARCEL 27-3A D.B. 440 PG. 443 6.0127 AC.

TAX PARCEL 26-26A RAGGED POINT SUBDIVISION D.B. 132 PG. 86

N80°08'06"E 270.07'

746.58'

N80°11'56"E

S03°44'49"E 416.98'

SURVEY TIE-LINE PROPERTY IS EDGE OF MEAN LOW WATER

S17°09'26"E

N18°39'32"E 137.43'

S02°00'37"W 117.25'

N82°26'27"W 446.31'

N89°37'26"W 58.78'

1056.54'

1027.79'

TAX PARCEL 26-68 D.B. 440 PG. 443 11.8052 AC.

TAX PARCEL 27-2 D.B. 440 PG. 443 71.0181 AC.

TAX PARCEL 27-4 D.B. 440 PG. 443 21.83± AC.

320.72'

737.70'

N/F DORIS BARNES MARR D.B. 382 PG. 709

N/F NORMA B GOUGH D.B. 247 PG. 486

TAX PARCEL 26-67A

TAX PARCEL 26-67B

N18°38'33"E

S18°34'32"W

LONG POND

5166.67'

S13°10'01"E 289.24'

992.74'

TAX PARCEL 27-5S N/F TIDEWATER MARINA HOLDING LC D.B. 440 PG. 443

S69°49'38"W 82.55'

TAX PARCEL 2 N/F BENJAMIN WRIGHT & GEORGE WILLIAM

S19°58'07"E 185.00'

1380.91'

S57°50'38"W 336.97'

S32°08'22"E 225.00'

TAX PACEL 27-27C RAGGED POINT BEACH SUBDIVISION D.B. 156 PG. 534

S57°50'38"W 8.27'

S29°07'19"W 979.74'

SURVEY TIE-LINE PROPERTY LINE IS EDGE OF POND

N85°00'33"W 88.23'

N86°40'52"W 424.36'

N85°52'52"W 907.78'

S85°55'09"E 1456.83'

TAX PARCEL 26-65A N/F JAMES O SAUNDERS D.B. 804 PG. 66

TAX PARCEL 26-65 N/F JAMES O SAUNDERS D.B. 246 PG. 427

532.65'

N45°46'07"E 2031.71'

N45°59'35"E

4173.93'

S40°20'20"W

TAX PARCEL 26-27A N/F WALTER S. CULLEN D.B. 627 PG. 488

TAX PARCEL 26-21 128.8640 AC.

LONG POND

TAX PARCEL 27-5T 93.12± AC.

TAX PARCEL 27-27A RAGGED POINT BEACH SUBDIVISION PLAT SLIDE 329

MATCHLINE SEE SHEET 3

THIS BOUNDARY LINE ADJUSTMENT PLAT IS BASED UPON PLATS AND DEEDS OF RECORD AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE APPLICABLE REGULATIONS ESTABLISHED BY THE COMMONWEALTH OF VIRGINIA BOARD FOR ARCHITECTS, ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS.

COMMONWEALTH OF VIRGINIA
6/1/12
STEPHEN A. ROMEO
LIC. NO. 1448-B
LAND SURVEYOR

200 0 200 400
SCALE IN FEET

Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
(757) 220-0500 • FAX (757) 220-8544

MATCHLINE SEE SHEET 2

N

VIRGINIA STATE PLANE NORTH ZONE (NAD 83)

TAX PARCEL 26-27A
N/F
WALTER S. CULLEN
D.B. 627 PG. 488

TAX PARCEL 26-27C
N/F
WALTER S. CULLEN
D.B. 627 PG. 488

TAX PARCEL
26-27D
N/F
WALTER S. CULLEN
D.B. 627 PG. 488

TAX PARCEL 26-21
128.8640 AC.

TAX PARCEL 27-5T
93.12± AC.

LONG POND

LONG POND

TAX PARCEL 27-27A
RAGGED POINT
BEACH SUBDIVISION
PLAT SLIDE 329

TAX PARCEL 27-5K
N/F
ANN R HYDER AND
CHRISTOPHER A WINTERS
D.B. 734 PG. 604

TAX PARCEL 27-5Y
N/F
WARREN A AND
ESTHER W JENKINS
D.B. 350 PG. 156

TAX PARCEL 27-5H
N/F
CHARLOTTE H HUTT
D.B. 781 PG. 727

TAX PARCEL 27-5J
N/F
WILLIAM L AND
BEVERLEY J PAYNE
D.B. 350 PG. 154

TAX PARCEL 27-8
N/F
PEGGY JEAN MORRIS
D.B. 386 PG. 553

TAX PARCEL 27-5B
N/F
MODIE LEE BOWEN
D.B. 302 PG. 769

TAX PARCEL 27-27D
SANFORD SUBDIVISION
D.B. 198 PG. 123

TAX PARCEL 26-16
N/F
DON F & SUSAN C BAKER AND
SAMUEL M JR & PATRICIA K PATTON
D.B. 547 PG. 602

COLE'S POINT ROAD
SR 612
(50' WIDE R/W)

LONG POINT ROAD
SR 724
(40' WIDE R/W)

SURVEY TIE LINE

N45°59'35"E 2031.71'

N46°11'27"E 887.41'

N26°30'01"W 395.99'

N28°08'30"W 493.66'

N25°59'37"W 436.00'

N25°56'16"W 316.94'

S41°02'38"W 777.88'

S40°20'20"W 4173.93' 5166.67'

N46°17'24"W 1231.45'

S42°12'12"W 579.35'

S44°45'35"E 289.11'

S45°18'17"W 735.03'

S44°41'43"E 120.00'

S48°41'44"W 538.44'

N43°48'19"W 120.90'

S49°53'38"W

S45°03'05"W 706.60'

S29°07'19"W 979.74'

S11°48'17"E 11.72'

S02°53'47"W 357.67'

S25°55'53"E 401.96'

529.28'

THIS BOUNDARY LINE ADJUSTMENT PLAT IS BASED UPON PLATS AND DEEDS OF RECORD AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE APPLICABLE REGULATIONS ESTABLISHED BY THE COMMONWEALTH OF VIRGINIA BOARD FOR ARCHITECTS, ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS.

COMMONWEALTH OF VIRGINIA
6/1/12
STEPHEN A. ROMEO
LIC. NO. 1448-B
LAND SURVEYOR

PLAT ADJUSTING INTERNAL BOUNDARY LINES
OF THE PROPERTY OF
TIDEWATER MARINA INC.

WESTMORELAND COUNTY, VIRGINIA
DATE: 5/17/12 SCALE: 1"=200'
SHEET 3 OF 7

200 0 200 400
SCALE IN FEET

Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
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PLAT ADJUSTING INTERNAL BOUNDARY LINES OF THE PROPERTY OF TIDEWATER MARINA INC.

WESTMORELAND COUNTY, VIRGINIA
DATE: 5/17/12 SCALE: 1"=200'
SHEET 4 OF 7

N

VIRGINIA STATE PLANE NORTH ZONE (NAD 83)

BLACKBEARD POND ROAD SR 728 (40' WIDE R/W)

TAX PARCEL 26-69

TAX PARCEL 27-1A

TAX PARCEL 27-1

TAX PARCEL 27-27F

TAX PARCEL 27-3

TAX PARCEL 27-3B

TAX PARCEL 27-3A
D.B. 440 PG. 443
OLD AREA
6.0127 AC.
NEW AREA
30.58± AC.
ACREAGE TO SURVEY TIE LINES

TAX PARCEL 26-26A
RAGGED POINT
SUBDIVISION
D.B. 132 PG. 86

PROPERTY LINES EXTINGUISHED
D.B. 292 PG. 759
D.B. 375 PG. 759

PROPERTY LINES HEREBY EXTINGUISHED

SURVEY TIE-LINE
PROPERTY IS EDGE
OF MEAN LOW WATER

TAX PARCEL 27-4

TAX PARCEL 26-68
D.B. 440 PG. 443
OLD AREA
11.8052 AC.
NEW AREA
30.8739 AC.

PROPERTY LINE HEREBY EXTINGUISHED

TAX PARCEL 27-4
D.B. 440 PG. 443
OLD AREA
21.83± AC.
NEW AREA
39.50± AC.
ACREAGE TO TIE-LINES

TAX PARCEL 27-5S
N/F
TIDEWATER MARINA
HOLDING LC
D.B. 440 PG. 443

TAX PARCEL 27-5F
N/F
BENJAMIN WRIGHT SANFORD
& GEORGE WILLIAM SANFORD III

SURVEY TIE-LINE
PROPERTY LINE IS
EDGE OF POND

LONG POND

TAX PARCEL 27-2
D.B. 440 PG. 443
OLD AREA
71.0181 AC.
NEW AREA
23.71± AC.
ACREAGE TO SURVEY TIE LINES

PROPERTY LINE HEREBY EXTINGUISHED

TAX PACEL 27-27C
RAGGED POINT
BEACH SUBDIVISION
D.B. 156 PG. 534

SURVEY TIE-LINE
PROPERTY LINE
IS EDGE OF POND

SURVEY TIE-LINE
PROPERTY LINE IS
EDGE OF POND

LONG POND

TAX PARCEL 27-5T
OLD AREA
93.12± AC.
NEW AREA
207.98± AC.
ACREAGE TO SURVEY TIE LINES

TAX PARCEL 27-27A
RAGGED POINT
BEACH SUBDIVISION
PLAT SLIDE 329

TAX PARCEL 26-21
OLD AREA
128.8640 AC.
NEW AREA
0.00 AC.

TAX PARCEL 26-65A
N/F
JAMES O SAUNDERS
D.B. 804 PG. 66

TAX PARCEL 26-65
N/F
JAMES O SAUNDERS
D.B. 246 PG. 427

TAX PARCEL 26-27A
N/F
WALTER S. CULLEN
D.B. 627 PG. 488

TAX PARCEL 26-67A

TAX PARCEL 26-67B

N/F
DORIS BARNES MARR
D.B. 382 PG. 709

N/F
NORMA B GOUGH
D.B. 247 PG. 486

MATCHLINE SEE SHEET 5

THIS BOUNDARY LINE ADJUSTMENT PLAT IS BASED UPON PLATS AND DEEDS OF RECORD AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE APPLICABLE REGULATIONS ESTABLISHED BY THE COMMONWEALTH OF VIRGINIA BOARD FOR ARCHITECTS, ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS.

COMMONWEALTH OF VIRGINIA
6/1/12
STEPHEN A. ROMEO
LIC. NO. 1448-B
Stephen Romeo
LAND SURVEYOR

200 0 200 400
SCALE IN FEET

VHB
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MATCHLINE SEE SHEET 4

N

VIRGINIA STATE PLANE NORTH ZONE (NAD 83)

TAX PARCEL 26-27A
N/F
WALTER S. CULLEN
D.B. 627 PG. 488

2031.71'

TAX PARCEL 26-27C
N/F
WALTER S. CULLEN
D.B. 627 PG. 488

N45°39'35"E

TAX PARCEL
26-27D
N/F
WALTER S. CULLEN
D.B. 627 PG. 488

N46°11'27"E
887.41'

N26°30'01"W
395.99'

N26°08'30"W
493.66'

COLE'S POINT ROAD
(50' WIDE R/W)
SR 612

N25°59'37"W
436.00'

N25°56'16"W
316.94'

S41°02'36"W

777.86'

TAX PARCEL 26-16
N/F
DON F & SUSAN C BAKER AND
SAMUEL M JR & PATRICIA K PATTON
D.B. 547 PG. 602

N46°17'24"W

1231.45'

S42°12'12"W
579.35'

LONG POINT ROAD
SR 724
(40' WIDE R/W)

TAX PARCEL 26-21
OLD AREA
128.8640 AC.
NEW AREA
0.00 AC.

PROPERTY LINE
HEREBY EXTINGUISHED

TAX PARCEL 27-5T
OLD AREA
93.12± AC.
NEW AREA
207.98± AC.
ACREAGE TO SURVEY TIE LINES

LONG POND

LONG POND

LONG POND

S29°07'19"W
979.74'

TAX PARCEL 27-27A
RAGGED POINT
BEACH SUBDIVISION
PLAT SLIDE 329

706.60'

S45°03'05"W

TAX PARCEL 27-5K
N/F
ANN R HYDER AND
CHRISTOPHER A WINTERS
D.B. 734 PG. 604

S11°48'17"E
11.72'

S02°53'47"W
357.67'

TAX PARCEL 27-5Y
N/F
WARREN A AND
ESTHER W JENKINS
D.B. 350 PG. 156

SURVEY TIE LINE

S25°55'53"E
401.96'

TAX PARCEL 27-5H
N/F
CHARLOTTE H HUTT
D.B. 781 PG. 727

529.28'

S49°53'38"W

TAX PARCEL 27-5J
N/F
WILLIAM L AND
BEVERLEY J PAYNE
D.B. 350 PG. 154

538.44'

N43°48'19"W
120.90'

S48°41'44"W

TAX PARCEL 27-8
N/F
PEGGY JEAN MORRIS
D.B. 386 PG. 553

TAX PARCEL 27-5B
N/F
MODIE LEE BOWEN
D.B. 302 PG. 769

S44°41'43"E
120.00'

735.03'

① ② ③ ④ ⑤

TAX PARCEL 27-27D
SANFORD SUBDIVISION
D.B. 198 PG. 123

S45°18'17"W

S44°48'35"E
289.11'

THIS BOUNDARY LINE ADJUSTMENT PLAT IS BASED UPON PLATS AND DEEDS OF RECORD AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE APPLICABLE REGULATIONS ESTABLISHED BY THE COMMONWEALTH OF VIRGINIA BOARD FOR ARCHITECTS, ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS.

COMMONWEALTH OF VIRGINIA
6/1/12
STEPHEN A. ROMEO
LIC. NO. 1448-B
LAND SURVEYOR

PLAT ADJUSTING INTERNAL BOUNDARY LINES
OF THE PROPERTY OF
TIDEWATER MARINA INC.

WESTMORELAND COUNTY, VIRGINIA
DATE: 5/17/12 SCALE: 1"=200'
SHEET 5 OF 7

200 0 200 400
SCALE IN FEET

VHB
Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
(757) 220-0500 • FAX (757) 220-8544

PLAT ADJUSTING INTERNAL BOUNDARY LINES OF THE PROPERTY OF TIDEWATER MARINA INC.

WESTMORELAND COUNTY, VIRGINIA
DATE: 5/17/12 SCALE: 1"=200'
SHEET 6 OF 7

N

VIRGINIA STATE PLANE
NORTH ZONE (NAD 83)

TAX PARCEL 27-3
TAX PARCEL 27-27F
TAX PARCEL 27-3B
TAX PARCEL 27-1A
TAX PARCEL 27-1
TAX PARCEL 26-69
BLACKBEARD POND ROAD
SR 728
(40' WIDE R/W)

TAX PARCEL 27-4
ZONED: B-1
D.B. 440 PG. 443
39.50± AC.
ACREAGE TO TIE-LINES

TAX PARCEL 27-3A
ZONED: B-1
D.B. 440 PG. 443
30.58± AC.
ACREAGE TO SURVEY TIE LINES

TAX PARCEL 26-26A
RAGGED POINT
SUBDIVISION
D.B. 132 PG. 86

SURVEY TIE-LINE
PROPERTY IS EDGE
OF MEAN LOW WATER

TAX PARCEL 27-4
ZONED: B-1
D.B. 440 PG. 443
39.50± AC.
ACREAGE TO TIE-LINES

TAX PARCEL 26-68
ZONED: A-1
D.B. 440 PG. 443
30.8739 AC.

SURVEY TIE-LINE
PROPERTY LINE
IS EDGE OF POND

LONG POND

TAX PARCEL 27-5S
N/F
TIDEWATER MARINA
HOLDING LC
D.B. 440 PG. 443

TAX PARCEL 27-5F
N/F
BENJAMIN WRIGHT SANFORD
& GEORGE WILLIAM SANFORD III

TAX PARCEL 27-2
ZONED: C-2
D.B. 440 PG. 443
23.71± AC.
ACREAGE TO TIE-LINES

TAX PACEL 27-27C
RAGGED POINT
BEACH SUBDIVISION
D.B. 156 PG. 534

SURVEY TIE-LINE
PROPERTY LINE IS
EDGE OF POND

TAX PARCEL 27-5T
ZONED: A-1
207.98± AC.
ACREAGE TO SURVEY TIE LINES

TAX PARCEL 27-27A
RAGGED POINT
BEACH SUBDIVISION
PLAT SLIDE 329

TAX PARCEL 26-67A
N/F
DORIS BARNES MARR
D.B. 382 PG. 709

TAX PARCEL 26-67B
N/F
NORMA B GOUGH
D.B. 247 PG. 486

TAX PARCEL 26-65A
N/F
JAMES O SAUNDERS
D.B. 804 PG. 66

TAX PARCEL 26-65
N/F
JAMES O SAUNDERS
D.B. 246 PG. 427

TAX PARCEL 26-27A
N/F
WALTER S. CULLEN
D.B. 627 PG. 488

MATCHLINE SEE SHEET 7

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COMMONWEALTH OF VIRGINIA
6/1/12
STEPHEN A. ROMEO
LIC. NO. 1448-B
Stephen Romeo
LAND SURVEYOR

200 0 200 400
SCALE IN FEET

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MATCHLINE SEE SHEET 6

N

VIRGINIA STATE PLANE
NORTH ZONE (NAD 83)

TAX PARCEL 26-27A
N/F
WALTER S. CULLEN
D.B. 627 PG. 488

2031.71'

TAX PARCEL 26-27C
N/F
WALTER S. CULLEN
D.B. 627 PG. 488

N45°59'35"E

TAX PARCEL
26-27D
N/F
WALTER S. CULLEN
D.B. 627 PG. 488

N46°11'27"E
887.41'

N26°30'01"W
395.99'

N26°08'30"W
493.66'

COLE'S POINT ROAD
SR 612
(50' WIDE R/W)

N25°59'37"W
436.00'

N25°56'16"W
316.94'

S41°02'38"W

777.88'

N46°17'24"W

TAX PARCEL 26-16
N/F
DON F & SUSAN C BAKER AND
SAMUEL M JR & PATRICIA K PATTON
D.B. 547 PG. 602

1231.45'

S42°12'12"W
579.35'

LONG POINT ROAD
SR 724
(40' WIDE R/W)

TAX PARCEL 27-5T
ZONED: A-1
207.98± AC.
ACREAGE TO SURVEY TIE LINES

LONG POND

LONG POND

S29°07'19"W
979.74'

TAX PARCEL 27-27A
RAGGED POINT
BEACH SUBDIVISION
PLAT SLIDE 329

706.60'

S45°03'05"W

TAX PARCEL 27-5K
N/F
ANN R HYDER AND
CHRISTOPHER A WINTERS
D.B. 734 PG. 604

S11°48'17"E
11.72'

S02°53'47"W
357.67'

SURVEY TIE LINE
PROPERTY LINE IS
EDGE OF POND

TAX PARCEL 27-5Y
N/F
WARREN A AND
ESTHER W JENKINS
D.B. 350 PG. 156

S25°55'53"E
401.96'

TAX PARCEL 27-5H
N/F
CHARLOTTE H HUTT
D.B. 781 PG. 727

529.28'

S49°53'38"W

538.44'

N43°46'19"W
120.90'

TAX PARCEL 27-5J
N/F
WILLIAM L AND
BEVERLEY J PAYNE
D.B. 350 PG. 154

S48°41'44"W

TAX PARCEL 27-8
N/F
PEGGY JEAN MORRIS
D.B. 386 PG. 553

S44°41'43"E
120.00'

TAX PARCEL 27-5B
N/F
MODIE LEE BOWEN
D.B. 302 PG. 769

735.03'

① ② ③ ④ ⑤

S45°18'17"W

TAX PARCEL 27-27D
SANFORD SUBDIVISION
D.B. 198 PG. 123

S44°48'35"E
289.11'

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OF THE PROPERTY OF

TIDEWATER MARINA INC.

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DATE: 5/17/12 SCALE: 1"=200'
SHEET 7 OF 7

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COMMONWEALTH OF VIRGINIA
6/1/12
STEPHEN A. ROMEO
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