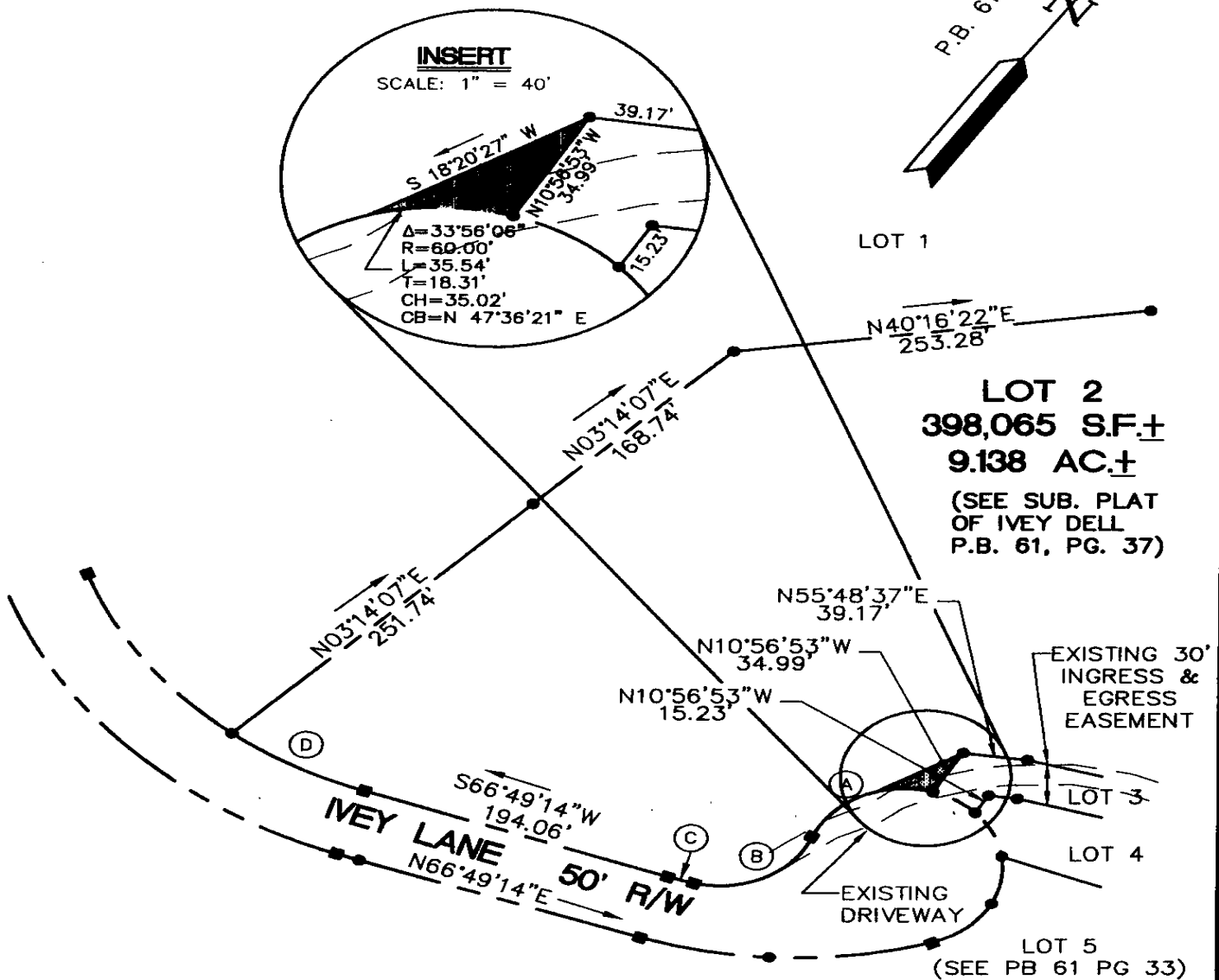


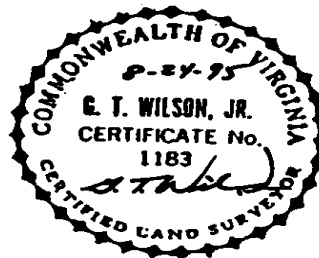
LOT CURVE DATA

BOOK 782 PAGE 439

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
2A	84°07'17"	60.00'	88.09'	54.14'	80.39'	S22°30'46"W
2B	82°20'13"	60.00'	86.22'	52.47'	78.99'	S21°37'18"W
2C	04°01'49"	235.00'	16.53'	8.27'	16.53'	S64°48'19"W
2D	19°07'30"	275.00'	91.79'	46.33'	91.37'	S76°22'58"W



NOTE:
EASEMENT AS SHOWN IS FOR THE
BENEFIT OF LOTS 2 THRU 5 AND
IS IN ADDITION TO THE EXISTING
30' PRIVATE EASEMENT.



Consulting Engineers

Engineers, Surveyors, Planners

Williamsburg, Virginia

PLAT SHOWING VARIABLE WIDTH EASEMENT FOR INGRESS AND EGRESS

IVEY DELL, LOT 2

OWNED BY: STONEHOUSE, INC

STONEHOUSE DISTRICT

JAMES CITY COUNTY

VIRGINIA

Scale: 1"=100'

Ref:

Date: 8/24/95

Job No: 5694

NOTE:
FOR BEARINGS AND DISTANCES FOR LOTS
2, 3 & 4 SEE PLAT OF IVEY DELL, PB 61, PG 37

RECORD MERIDIAN
PLAT BOOK 61, PAGE 37

LOT 2

EXISTING VARIABLE
WIDTH DRAINAGE
EASEMENT
PB 61, PG 37

LOT 3

EXISTING 30' PRIVATE
INGRESS/EGRESS ESMT.
(FOR LOTS 2 THRU 5)
PB 61, PG 37

LOT 6

D=35°29'01"
R=60.00'
L=37.16
T=19.20
C=36.57
CB=N33°14'42"W
S74°29'49"W
160.46'

N67°00'08"W
106.03'

N44°28'33"W
105.51'

S83°44'15"W
35.72'

N49°48'30"W
39.98'

N56°02'23"W
149.20'

N85°52'23"W
118.42'

100' RPA BUFFER
(PER JAMES CITY
TAX MAPS)

N73°59'03"W
211.81'

N44°55'37"W
52.41'

N50°37'53"W
204.01'

S45°04'23"W
30.00'

N40°01'18"W
319.49'

N89°34'33"W
152.98'

S60°07'57"W
234.80'

S47°31'47"W
254.13'

S55°21'01"W
137.67'

S01°26'30"W
38.10'

S22°00'30"W
38.10'

S58°41'43"E
245.78'

S17°28'00"E
305.10'

N20°22'11"E
102.782'

N47°11'02"E
74.40'

N79°37'27"E
118.68'

N79°37'27"E
203.68' (TOTAL)

S07°15'29"W
123.87'

N07°15'29"E
91.05'

54.11' (TIE)

31.48' (TIE)

54.11' (TIE)

111.64'

S45°54'50"E
111.52'

S65°10'06"E
111.52'

S50°46'37"E
316.57'

S56°02'23"E
145.17'

S49°48'30"E
51.22'

68.45' (TIE)

57.11' (TIE)

N52°02'48"E
316.31' (TOTAL)

N83°44'15"E
95.34'

N24°26'51"E
242.65'

N83°41'18"E
319.51'

S74°29'49"W
161.65'

N68°41'18"E
319.51'

S74°29'49"W
161.65'

N68°41'18"E
319.51'

S74°29'49"W
161.65'

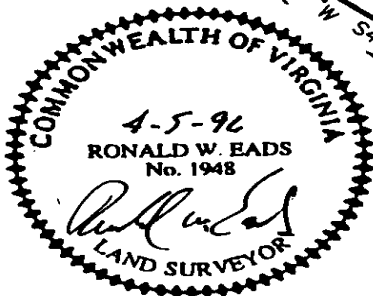
LOT 5
682,713 S.F. ±
15.673 AC. ±
(AREA TO SURVEY
LINE)

APPROXIMATE WETLAND
LIMITS BY FIELD
SURVEY

AREA 30'
ACCESS ESMT. =
17,694 S.F. ± OR
0.406 ACRES ±

SURVEY LINE
ONLY !!

S22°00'30"W
38.10'
(TO SURVEY
LINE)



Consulting Engineers

Engineers, Surveyors, Planners

Williamsburg, Virginia

PLAT SHOWING EASEMENT FOR DRAINFIELD ACCESS ACROSS LOT 5 TO LOT 4, IVEY DELL

STONEHOUSE DISTRICT

JAMES CITY COUNTY

VIRGINIA

Scale: 1" = 200' Ref: PLAT BOOK 61, PAGE 37

Date: 4/5/96

Job No:

5694