#030027269

N/F
COMMONWEALTH OF VIRGINIA
EASTERN STATE HOSPITAL
ZONED R2
TAX PARCEL
(39-1)(1-152)

N 3632159.12
E 11993010.68

N76°42'57"E
295.32'

N76°40'45"E
662.08'

N76°42'43"E
368.61'

N76°35'54"E
469.45'

87.46'

281.15'

NEW
P/L

N31°06'14"W
212.23'

STREAM

S01°58'06"E
673.33'

SECTION 6
1,448,647 sq.ft.
33.256 acres

SECTION 5
317,076 sq.ft.
7.279 acres

ZONED R8
(WITH PROFFERS)

FIELD LOCATED
WETLANDS

N87°11'25"W
356.78'

N45°51'13"W
445.40'

NEW
P/L

N20°12'37"E
155.00'

N58°46'26"W
251.51'

N65°38'52"W
219.70'

R=940.00'
L=551.17'
C4

FIELD LOCATED
WETLANDS

N/F
NEW TOWN ASSOCIATES, LLC
REMAINDER OF
TAX MAP NO.(38-4)(1-50)
#5216 MONTICELLO AVENUE
L.R. #000012573
(REMAINING AREA 4,895,882 sq.ft.
OR 112.394 AC.±)

N76°41'46"E
9.32'

N76°35'54"E
236.34'

S13°26'35"E
280.75'

N/F
ROBERT E. BERRY
LR#990008006
TAX PARCEL
(39-1)(1-16)

75' BSL

LOT 13
69,052 sq.ft.
1.586 acres
ZONED M1

20' BSL

75' BSL

S13°04'00"E
278.32'

S76°56'00"W
130.50'

50' BSL

S76°56'00"W
117.00'

ZONING LINE

TEWNING ROAD - S.R. #747
(50' R/W)

S13°04'00"E
50.00'

S76°56'00"W
117.00'

N/F
JAMES CITY
SERVICE AUTHORITY
P.B 78, PG. 53
LR# 000016533
TAX PARCEL
(39-1)(1-156)
#149 TEWNING ROAD
ZONED: M1

S13°04'00"E
270.68'

S13°04'00"E
308.19'

S13°04'00"E
23.97'

S89°08'56"E
233.83'

S89°13'56"E
334.75'

S13°04'00"E
48.96'

37.51'

NEW
P/L

STREAM

ZONED M1

ZONING LINE

ZONING LINE

N/F
JAMES CITY
SERVICE AUTHORITY
D.B. 501, PG.297
P.B. 37, PG. 96
TAX PARCEL
(39-1)(1-3)

N/F
NORMAN R. SAWYER
D.B.478, PG.267
TAX PARCEL
(39-1)(1-9)

S26°04'00"E
415.57'

S86°14'00"E 360.36'

N52°15'15"E
152.72'

N 3631606.11
E 11996141.38

S25°40'43"E
479.91'

ZONED R8
(WITH PROFFERS)

ZONED R8
(WITH PROFFERS)

FIELD LOCATED
WETLANDS

STREAM

S30°25'32"E
453.03'

DEED OF TRUST AND
MASTER PLAN SECTION
LINE ONLY
(NOT A P/L)

SECTION 3
1,564,204 sq.ft.
35.909 acres

R=1934.86'
L=573.98'
C1

573.98'

CENTERLINE
IRONBOUND ROAD

25'

S01°23'40"W
185.97'

S46°25'52"E
286.78'

N35°17'53"W 1036.33'

DEED OF TRUST AND
MASTER PLAN SECTION
LINE ONLY
(NOT A P/L)

PARCEL 2
A PORTION OF FORMER
TAX MAP NO. (38-4)(1-50)
#5216 MONTICELLO AVENUE
ZONED: MU (WITH PROFFERS)
AND R-8 (WITH PROFFERS)
P.B 89, PGS. 43,44
LR# 030005069

S52°17'52"W
384.57'

FIELD LOCATED
WETLANDS

121.98'

S16°31'30"W 496.13'

IRONBOUND ROAD
S.R. 615
(VARIABLE WIDTH R/W)
(50' MINIMUM)

R=2889.79'
L=461.07'
C2

N80°37'00"W
130.90'

PP

EXISTING VEPCO
POLE LINE
EASEMENT
D.B.33, PG.84

R=800.00'
L=430.20'
C3

S09°23'00"W
89.44'

EXISTING VARIABLE
WIDTH UTILITY
EASEMENT
D.B.106, PG.600
D.B.132, PG.266
D.B.132, PG.523

PP

JAMES CITY COUNTY
GEODETIC CONTROL MERIDIAN

N

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

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	16°59'49"	1934.86	573.98	289.12	571.88	S27°01'25"W
C2	9°08'30"	2889.79	461.07	231.03	460.58	S13°57'15"W
C3	44°25'07"	800.00	620.20	326.63	604.79	N58°24'26"W
C4	33°35'30"	940.00	551.11	283.73	543.25	N52°59'38"W

STATE OF VIRGINIA
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 11th DAY OF September, 2003. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 11:00 AM

TESTE: Betsy B. Woolridge By Claudia H. Burkley Dep Clerk
CLERK

PLAT BOOK ___, PAGE ___

Doc.# 030027269

08.08.03-09:40 6632OOSEC356P03.DWG.dwg JFS

ES
CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION

SHOWING SECTION 3, SECTION 5, SECTION 6 AND LOT 13
OWNED BY NEW TOWN ASSOCIATES, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
5/1/03
G.T. WILSON, JR.
CERTIFICATE No.
1183
LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY
1	7/28/03	REVISED PER JAMES CITY COUNTY COMMENTS	JFS

DESIGNED	DRAWN
AES	JFS
Scale	Date
1"= 200'	5/7/03
Project No.	
6632-E1	
Drawing No.	
2 OF 2	