# #041437




EASEMENT DETAIL

LOT CURVE TABLE

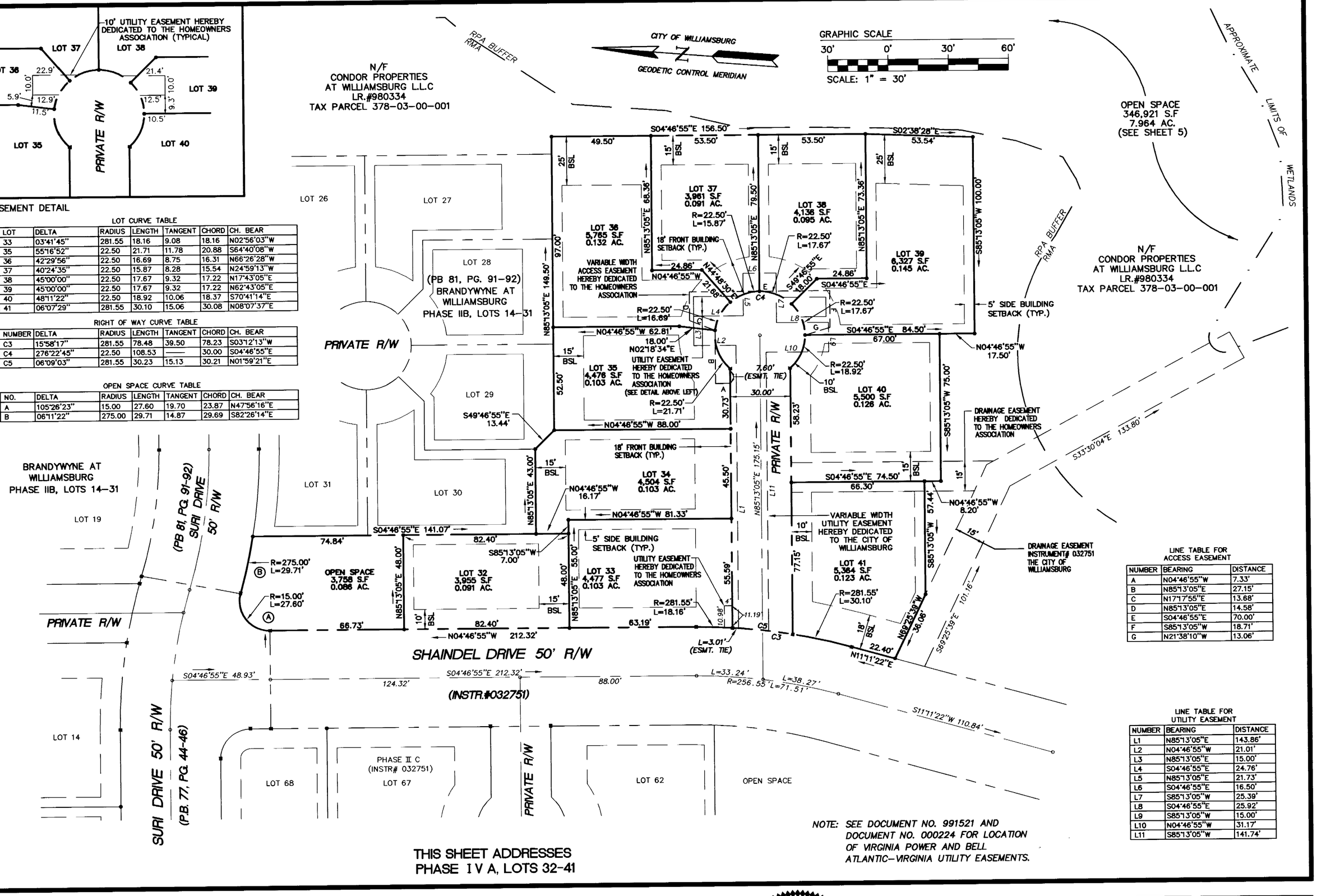
| LOT | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEAR |
|---|---|---|---|---|---|---|
| 33 | 03°41'45" | 281.55 | 18.16 | 9.08 | 18.16 | N02°56'03"W |
| 35 | 55°16'52" | 22.50 | 21.71 | 11.78 | 20.88 | S64°40'08"W |
| 36 | 42°29'56" | 22.50 | 16.69 | 8.75 | 16.31 | N66°26'28"W |
| 37 | 40°24'35" | 22.50 | 15.87 | 8.28 | 15.54 | N24°59'13"W |
| 38 | 45°00'00" | 22.50 | 17.67 | 9.32 | 17.22 | N17°43'05"E |
| 39 | 45°00'00" | 22.50 | 17.67 | 9.32 | 17.22 | N62°43'05"E |
| 40 | 48°11'22" | 22.50 | 18.92 | 10.06 | 18.37 | S70°41'14"E |
| 41 | 06°07'29" | 281.55 | 30.10 | 15.06 | 30.08 | N08°07'37"E |

RIGHT OF WAY CURVE TABLE

| NUMBER | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEAR |
|---|---|---|---|---|---|---|
| C3 | 15°58'17" | 281.55 | 78.48 | 39.50 | 78.23 | S03°12'13"W |
| C4 | 276°22'45" | 22.50 | 108.53 | —— | 30.00 | S04°46'55"E |
| C5 | 06°09'03" | 281.55 | 30.23 | 15.13 | 30.21 | N01°59'21"E |

OPEN SPACE CURVE TABLE

| NO. | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEAR |
|---|---|---|---|---|---|---|
| A | 105°26'23" | 15.00 | 27.60 | 19.70 | 23.87 | N47°56'16"E |
| B | 06°11'22" | 275.00 | 29.71 | 14.87 | 29.69 | S82°26'14"E |




LINE TABLE FOR ACCESS EASEMENT

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| A | N04°46'55"W | 7.33' |
| B | N85°13'05"E | 27.15' |
| C | N17°17'55"E | 13.68' |
| D | N85°13'05"E | 14.58' |
| E | S04°46'55"E | 70.00' |
| F | S85°13'05"W | 18.71' |
| G | N21°38'10"W | 13.06' |

LINE TABLE FOR UTILITY EASEMENT

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| L1 | N85°13'05"E | 143.86' |
| L2 | N04°46'55"W | 21.01' |
| L3 | N85°13'05"E | 15.00' |
| L4 | S04°46'55"E | 24.76' |
| L5 | N85°13'05"E | 21.73' |
| L6 | S04°46'55"E | 16.50' |
| L7 | S85°13'05"W | 25.39' |
| L8 | S04°46'55"E | 25.92' |
| L9 | S85°13'05"W | 15.00' |
| L10 | N04°46'55"W | 31.17' |
| L11 | S85°13'05"W | 141.74' |

*NOTE: SEE DOCUMENT NO. 991521 AND DOCUMENT NO. 000224 FOR LOCATION OF VIRGINIA POWER AND BELL ATLANTIC-VIRGINIA UTILITY EASEMENTS.*

**THIS SHEET ADDRESSES**
**PHASE I V A, LOTS 32-41**


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


PLAT OF SUBDIVISION
**BRANDYWYNE**
**AT WILLIAMSBURG**
PHASE I V A, LOTS 32-41, PHASE III A, LOTS 45-52
AND PHASE III B, LOTS 53-56
OWNER/DEVELOPER: CONDOR PROPERTIES AT WILLIAMSBURG, L.L.C.
CITY OF WILLIAMSBURG VIRGINIA

COMMONWEALTH OF VIRGINIA
7/7/04
G.T. WILSON, JR.
No. 1183
LAND SURVEYOR

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 8-12-2004
at 2:58 AM/PM. PB. — PG —
DOCUMENT # 041437
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

| No. | DATE | REVISION / COMMENT / NOTE | BY |
|---|---|---|---|

| | |
|---|---|
| Designed HWP | Drawn JFS |
| Scale 1"=30' | Date 7/7/04 |
| Project No. 8453 | |
| Drawing No. 2 of 5 | |

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