

#050008879

SEE SHEET 4

SEE SHEET 7

PROPERTY LINE HEREBY EXTINGUISHED

NEW P/L

WILLIAMSBURG NATIONAL, LLC  
TAX PARCEL (36-4)(1-16)  
DOC. #000003271

ADJUSTMENT PARCEL 1  
AREA= 801 S.F.±  
FROM WILLIAMSBURG  
NATIONAL, LLC TO  
JAMESTOWN LLC

PROPERTY LINE  
HEREBY EXTINGUISHED

ACCESS AND  
UTILITY EASEMENT  
P.B. 74, PG. 54  
HEREBY EXTINGUISHED

PARCEL 1  
AREA=  
4,462,840 S.F.±  
OR 102.453 AC.±

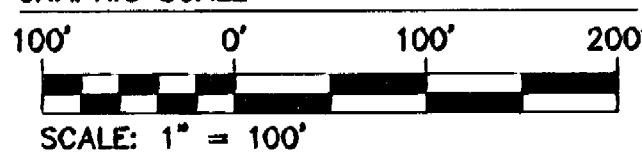
LINE TABLE FOR  
PARCELS 1 AND 2

LINE	DIRECTION	LENGTH
L158	N21°17'11"E	250.21'
L159	N19°22'52"E	137.33'
L160	S68°48'58"W	50.00'
L161	S07°56'01"E	278.72'
L162	S11°43'58"W	191.48'
L163	S27°16'48"W	97.69'
L164	S63°11'08"W	100.00'
L165	N34°18'57"W	54.24'
L166	S55°28'08"W	335.55'
L167	N37°41'23"E	129.96'
L168	S52°18'37"E	94.06'
L169	S78°59'25"E	147.11'
L170	N63°33'43"E	153.87'
L171	N85°02'53"E	300.00'
L172	S86°28'59"E	101.48'
L173	N85°02'53"E	144.00'
L174	N04°37'07"W	125.00'
L175	S85°02'53"W	104.00'
L176	N04°37'07"W	50.28'
L177	N36°08'50"E	79.63'
L178	N08°37'11"W	142.88'
L179	S01°28'49"E	79.61'
L180	S11°47'02"E	25.37'
L181	S09°21'02"E	100.18'
L182	S12°36'32"E	101.82'
L183	S17°40'32"E	137.16'
L184	S21°30'02"E	280.48'
L185	N30°12'03"W	375.53'
L186	N27°38'29"W	95.91'
L187	S25°52'54"E	80.94'
L188	S25°52'54"E	81.79'
L189	S21°42'44"E	81.19'
L190	S28°28'08"E	137.33'
L191	S21°54'17"E	66.99'
L192	S34°34'46"E	111.47'
L193	S34°34'46"E	166.96'
L194	S25°27'44"E	208.32'
L195	S18°49'07"E	252.89'
L196	S10°37'58"E	199.51'

LINE TABLE FOR  
NATURAL OPEN SPACE

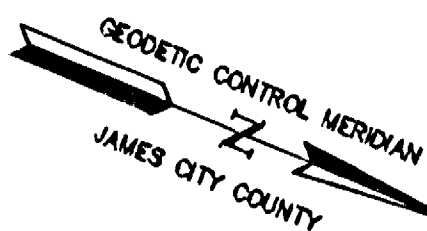
LINE	DIRECTION	LENGTH
L17	S53°53'25"W	28.63'
L18	N36°08'35"W	22.83'
L19	N30°39'01"W	41.44'
L20	N31°08'44"W	55.88'
L21	N44°26'22"W	95.93'
L22	S28°34'55"E	82.58'
L23	S28°34'55"E	65.49'
L24	S28°34'55"E	81.38'
L25	S18°49'07"E	164.74'
L26	S58°32'57"W	58.08'
L27	N31°27'03"W	75.56'
L28	N28°11'33"W	52.97'
L29	N00°48'47"E	41.72'
L30	N37°10'38"E	41.66'
L31	N15°10'31"W	56.46'
L32	N13°54'28"W	157.98'
L33	N60°24'12"E	29.03'
L34	S79°40'16"W	52.55'
L35	S09°33'01"E	33.07'
L36	S80°29'25"W	51.10'
L37	N72°37'19"W	26.80'
L38	N48°18'46"W	26.83'
L39	N33°29'46"W	53.23'
L40	N02°02'37"E	29.08'
L41	N14°25'41"E	70.32'
L42	N02°46'48"E	29.39'
L43	N12°18'30"W	23.85'
L44	S88°28'22"E	133.59'
L45	N49°49'08"E	36.25'
L46	N28°53'02"E	38.28'
L47	N50°21'34"E	19.31'
L48	S33°29'48"E	47.71'
L49	S48°18'46"E	31.82'
L50	S72°37'19"E	33.06'
L51	S13°43'38"E	77.16'
L52	S00°54'09"W	55.35'
L53	S23°58'13"W	35.68'
L54	S89°15'22"W	26.13'
L55	S20°50'24"W	48.63'
L56	S20°47'02"W	59.23'
L57	S08°32'12"W	32.45'
L58	S03°48'18"E	33.25'
L59	S28°43'44"E	85.70'
L60	S21°01'36"W	197.04'
L61	S45°55'04"W	161.14'

GRAPHIC SCALE



CURVE TABLE FOR PARCELS 1 AND 2

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C13	48°59'34"	460.00	384.79	208.04	373.17	S17°51'56"E
C18	40°12'54"	258.50	181.44	94.84	177.74	N64°39'24"E
C19	93°48'19"	38.50	58.09	37.91	51.82	S49°21'28"E
C22	20°32'07"	360.00	125.45	63.40	124.77	N10°37'38"W
C23	39°37'58"	460.00	311.27	162.15	308.10	N20°30'32"W
C24	40°17'04"	400.00	281.24	146.71	275.48	N20°10'58"W
C28	42°32'11"	460.00	336.70	176.67	328.90	N21°28'32"W
C36	1°09'54"	1967.00	40.00	20.00	40.00	N18°28'37"W
C37	4°58'34"	1963.00	168.48	84.29	168.43	S09°38'10"E
C38	89°43'03"	40.00	62.63	39.80	56.43	S37°43'38"W
C39	42°12'07"	363.50	260.46	136.46	254.61	S61°28'41"W
C40	9°40'42"	269.50	46.52	22.82	46.47	S45°12'34"W



100' RPA BUFFER  
PER WILLIAMSBURG  
ENVIRONMENTAL  
GROUP

DRAINAGE EASEMENT  
HEREBY DEDICATED TO  
THE HOMEOWNERS  
ASSOCIATION

30' PRIVATE DRAINAGE  
ACCESS EASEMENT

CENTERLINE OF A  
30' JCSA UTILITY  
EASEMENT

PARCEL 1  
AREA=  
4,462,840 S.F.±  
OR 102.453 AC.±

100' RPA BUFFER  
PER WILLIAMSBURG  
ENVIRONMENTAL  
GROUP

20' PRIVATE DRAINAGE  
EASEMENT TO BE CENTERED  
ON STORM PIPE

FUTURE  
DEVELOPMENT  
GREENSPRINGS WEST

GREENSPRINGS WEST  
PHASE IV-A  
LOTS 202-221  
JAMESTOWN, L.L.C.  
DOC. #030034821

GREENSPRINGS WEST  
PHASE IV-B  
LOTS 227-229  
JAMESTOWN, L.L.C.

PARCEL 2  
AREA=  
999,614 S.F.±  
OR 22.948 AC.±

EXISTING 15' VIRGINIA  
ELECTRIC AND POWER  
COMPANY EASEMENT  
(D.B. 40, PG. 331)

150' GREENBELT BUFFER

75' GOLF COURSE  
GREENBELT BUFFER

RELOCATED STATE  
ROUTE 614  
CENTERVILLE ROAD  
(VARIABLE WIDTH R/W)  
(P.B. 02, PGB. 26-34)

A PORTION OF 30' ACCESS  
AND UTILITY EASEMENT  
HEREBY EXTINGUISHED  
TO THE R/W OF ROUTE 614

FUTURE  
DEVELOPMENT  
GREENSPRINGS WEST

20' ACCESS  
EASEMENT  
CENTERED ON  
GOLF PATH

VARIABLE WIDTH  
DRAINAGE EASEMENT  
HEREBY DEDICATED TO  
THE GREENSPRINGS WEST  
HOMEOWNERS ASSOCIATION

20' PRIVATE DRAINAGE  
EASEMENT TO BE CENTERED  
ON STORM PIPE

30' ACCESS AND  
UTILITY EASEMENT  
D.B. 678, PG. 175  
P.B. 74, PG. 54

NATURAL OPEN SPACE EASEMENT AREAS TO  
BE DEDICATED TO JAMES CITY COUNTY

NATURAL OPEN SPACE EASEMENT AREAS

ⓐ	9,550 S.F.±	0.219 AC.±
ⓑ	25,493 S.F.±	0.585 AC.±
ⓒ	29,324 S.F.±	0.673 AC.±
ⓓ	15,601 S.F.±	0.358 AC.±
ⓔ	204,900 S.F.±	4.704 AC.±

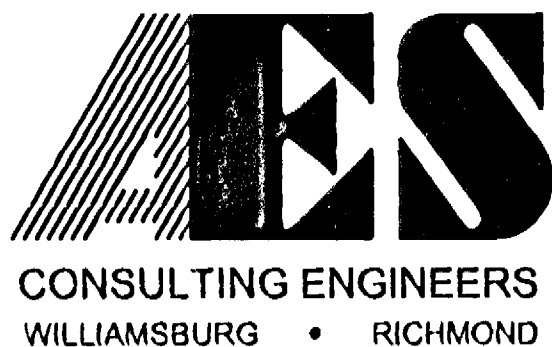
D=05°12'37"  
R=1848.00'  
L=168.05'  
T=84.08'  
CH=168.00'  
CB=S07°39'25"E

S01°28'40"E  
62.73'

S12°40'01"E  
112.21'

D=14°01'05"  
R=1967.00'  
L=481.25'  
T=241.83'  
CH=480.05'  
CB=S10°33'08"E

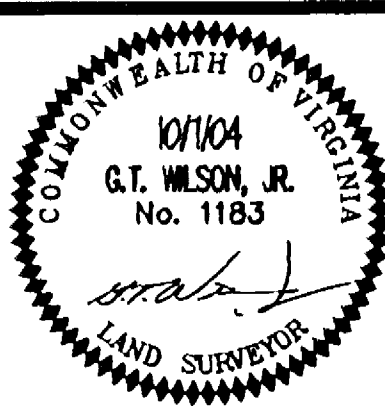
6,954 S.F.± OR  
0.160 AC.±  
HEREBY DEDICATED  
TO THE VIRGINIA  
DEPT. OF  
TRANSPORTATION



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

PLAT OF BOUNDARY LINE ADJUSTMENT  
AND NATURAL OPEN SPACE EASEMENTS  
PREPARED FOR  
WILLIAMSBURG NATIONAL, L.L.C.

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
4-26-2005

at 3:46 P.M. PG. 1

DOCUMENT # 050008879

BETSY B. WOOLRIDGE, CLERK

*Betsy B. Woolridge* Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
4	4/11/05	REVISED UTILITY EASEMENT PER JCSA COMMENTS	JFS
3	2/14/05	REVISED VDOT R/W DEDICATION AND UTILITY EASEMENTS	JFS
2	2/7/05	REVISED OWNER'S CONSENT AND DEDICATION BLOCK	JFS
1	11/30/04	REVISED PER COUNTY COMMENTS	JFS

Designed	Drawn
AES	JFS
Scale	Date
1"=100'	10/7/04
Project No.	
8658-16	
Drawing No.	
3 OF 11	