#05000 8879

SEE SHEET 7

SEE SHEET 5

SEE SHEET 3

WILLIAMSBURG NATIONAL, LLC
TAX PARCEL (36-3)(1-18)
DOC. #000003271

GEODETIC CONTROL MERIDIAN
JAMES CITY COUNTY

ACCESS AND UTILITY EASEMENT P.B. 74, PG. 53 HEREBY EXTINGUISHED

NEW P/L

ACCESS AND UTILITY EASEMENT P.B. 74, PG. 53 HEREBY EXTINGUISHED

10' DRAINAGE EASEMENT HEREBY DEDICATED TO THE GREENSPRINGS WEST HOMEOWNERS ASSOCIATION

PROPERTY LINE HEREBY EXTINGUISHED

PARCEL 1
AREA=
4,379,996 S.F.±
OR 100.551 AC.±

GRAPHIC SCALE
100' 0' 100' 200'
SCALE: 1" = 100'

ACCESS AND UTILITY EASEMENT P.B. 74, PG. 53 HEREBY EXTINGUISHED

A PORTION OF ACCESS AND UTILITY EASEMENT P.B. 74, PG. 53 HEREBY EXTINGUISHED

15' JCSA UTILITY EASEMENT

ADJUSTMENT PARCEL 4
AREA=32 S.F.±
FROM WILLIAMSBURG NATIONAL, LLC TO JAMESTOWN LLC

WETLAND LIMIT PER WILLIAMSBURG ENVIRONMENTAL GROUP

FUTURE DEVELOPMENT GREENSPRINGS WEST

PROPERTY LINE HEREBY EXTINGUISHED

A PORTION OF ACCESS AND UTILITY EASEMENT P.B. 74, PG. 53 HEREBY EXTINGUISHED

ACCESS EASEMENT TO BE VACATED UPON DEDICATION AS PUBLIC RIGHT-OF-WAY P.B. 74, PG. 53

ADJUSTMENT PARCEL 1
AREA= 802 S.F.±
FROM WILLIAMSBURG NATIONAL, LLC TO JAMESTOWN LLC

ADJUSTMENT PARCEL 3
AREA= 273 S.F.±
FROM WILLIAMSBURG NATIONAL, LLC TO JAMESTOWN LLC

ADJUSTMENT PARCEL 2
AREA= 169 S.F.±
FROM WILLIAMSBURG NATIONAL, LLC TO JAMESTOWN LLC

WETLAND LIMIT PER WILLIAMSBURG ENVIRONMENTAL GROUP

PROPOSED ROAD ACCESS TO DRY POND 4

100' RPA BUFFER PER WILLIAMSBURG ENVIRONMENTAL GROUP

30' NON-EXCLUSIVE ACCESS EASEMENT D.B. 678, PG. 175 HEREBY EXTINGUISHED

EXISTING VARIABLE WIDTH DRAINAGE EASEMENT FOR JAMESTOWN, LLC DOC. NO. 040026253

PROPOSED GOLF PATH ACCESS TO DRY POND 4

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

WILLIAMSBURG NATIONAL, LLC
TAX PARCEL (38-4)(1-16)
DOC. #000003271

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

PROPERTY LINE HEREBY EXTINGUISHED

PROPOSED GOLF PATH

150' GOLF COURSE GREENBELT BUFFER

75' GOLF COURSE GREENBELT BUFFER

PROPOSED GOLF PATH

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

MONTICELLO AVENUE
STATE ROUTE 5000
MIN. 120' R/W
DOC. NO. 040026253

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

PROPOSED GOLF PATH

150' GREENBELT BUFFER

75' GOLF COURSE GREENBELT BUFFER

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

20' ACCESS EASEMENT CENTERED ON GOLF PATH

VARIABLE WIDTH JCSA UTILITY EASEMENT

FUTURE DEVELOPMENT GREENSPRINGS WEST

EXISTING GOLF PATH

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

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

RELOCATED STATE ROUTE 614 CENTERVILLE ROAD (VARIABLE WIDTH R/W) (P.B. 82, PGS. 26-34)

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

NATURAL OPEN SPACE EASEMENT AREAS

(E)	29,324 S.F.±	0.673 AC.±
(F)	15,601 S.F.±	0.358 AC.±

CURVE TABLE FOR PARCELS 1 AND 2

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C14	18°08'48"	475.00	150.44	75.86	149.81	N58°58'01"E
C15	45°09'00"	138.64	107.68	56.81	104.91	N42°28'51"W
C16	7°18'39"	375.00	47.85	23.96	47.82	N69°41'44"E
C17	28°21'02"	525.00	259.78	132.61	257.13	N51°51'54"E
C18	39°58'19"	258.50	180.19	93.93	176.56	S64°31'07"W
C19	93°45'19"	35.50	58.09	37.91	51.82	N48°21'28"W
C37	4°56'34"	1963.00	168.48	84.29	168.43	N09°36'10"W
C38	89°43'03"	40.00	62.63	39.80	56.43	N37°43'38"E
C39	42°12'57"	353.50	260.46	136.46	254.61	S81°28'41"W
C40	9°40'42"	269.50	45.52	22.82	45.47	N45°12'34"E

LINE TABLE FOR PARCELS 1 AND 2

LINE	DIRECTION	LENGTH
L98	S52°18'37"E	569.53'
L99	S66°02'25"W	61.54'
L100	N23°57'35"W	16.79'
L101	N74°43'55"W	31.50'
L102	N64°03'09"W	777.87'
L132	N71°14'52"E	90.64'
L133	N86°47'49"E	97.07'
L134	N80°27'57"E	90.60'
L135	N65°51'39"E	208.90'
L136	N19°08'57"E	48.10'
L137	N26°01'38"W	93.56'
L138	N14°21'33"W	70.78'
L139	N11°01'14"E	148.52'
L140	N66°02'25"E	73.74'
L141	N37°41'23"E	125.96'
L142	S52°18'37"E	94.06'
L143	S78°59'25"E	147.11'
L144	N83°33'43"E	153.87'
L145	N86°02'53"E	300.00'
L146	S88°26'59"E	101.45'
L147	N86°02'53"E	144.00'
L148	N04°57'07"W	125.00'
L149	S86°02'53"W	104.00'
L150	N04°57'07"W	50.28'
L151	N38°08'50"E	79.63'
L152	N06°57'11"W	142.85'
L200	S01°28'49"E	79.61'
L201	S11°47'02"E	25.37'
L202	S09°21'02"E	100.18'
L203	S12°36'32"E	101.82'
L204	S17°40'32"E	137.16'
L205	S21°30'02"E	280.48'
L156	S64°01'32"W	910.64'
L157	S64°01'32"W	1202.21'
L158	N30°12'03"W	375.53'

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 4·26·2005
at 3:46 AM/PM. PB — PG —
DOCUMENT # 050008879
BETSY B. WOOLRIDGE, CLERK
Betsy B Woolridge Clerk

AES CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND
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

COMMONWEALTH OF VIRGINIA
10/1/04
G.T. WILSON, JR.
No. 1183
LAND SURVEYOR

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 AES	Drawn JFS
Scale 1"=100'	Date 10/07/04
Project No. 8656-16	
Drawing No. 4 OF 11	

S:\Jobs\8656\16 - Greensprings West Golf Course & open space plat\dwg\Plats\golf plat\8656t3plat.dwg 10/4/2004 1:39:06 PM EST