

#050008879

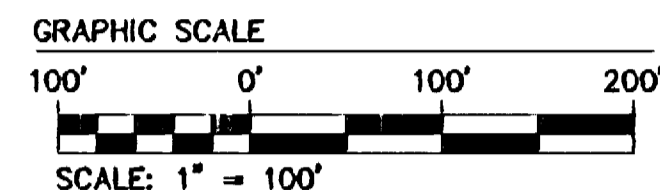
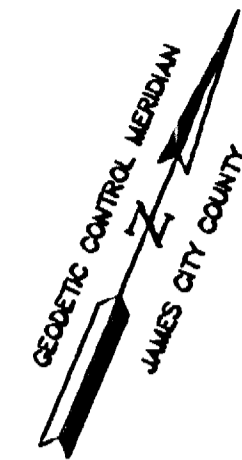
SEE SHEET 6

SEE SHEET 7

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

LINE TABLE FOR
NATURAL OPEN SPACE

LINE	DIRECTION	LENGTH
L103	S52°03'23"E	38.84'
L104	S30°00'13"E	144.00'
L105	S75°35'08"E	38.18'
L106	S68°21'48"E	38.98'
L107	S69°10'43"E	56.58'
L108	S60°22'16"E	38.38'
L109	S56°07'23"E	48.39'
L110	S38°34'41"E	53.51'
L111	S73°14'36"E	49.83'
L112	N88°39'10"E	48.88'
L113	S82°53'15"E	52.98'
L114	S66°02'44"E	39.63'
L115	S75°26'42"E	45.73'
L116	S68°21'47"E	38.99'
L117	S67°27'01"E	40.46'
L118	S59°45'11"E	79.85'
L119	S50°20'34"E	81.23'
L120	S37°07'00"E	26.04'
L121	S23°24'49"E	42.47'
L122	S58°03'14"E	107.31'
L123	S66°30'33"E	39.00'
L124	N89°34'11"E	88.25'
L125	N17°20'25"E	31.83'
L126	S87°45'54"E	59.19'
L127	S68°52'24"E	85.77'
L128	S82°26'29"E	37.04'
L129	S77°56'43"E	84.69'
L130	S03°26'59"W	30.00'
L131	N82°37'37"E	43.24'
L132	N88°02'31"E	73.92'
L133	S81°52'23"E	98.02'
L134	S30°14'49"E	79.77'



City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
at 3:46 PM on 4/26/05 PG. 11
DOCUMENT # 050008879
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

C/L SWAMP IS
PROPERTY LINE
AREA COMPUTED
TO THE LINES
ALONG SWAMP.

PROPOSED
GOLF PATH

100' RPA BUFFER
PER WILLIAMSBURG
ENVIRONMENTAL
GROUP

FUTURE
DEVELOPMENT
GREENSPRINGS WEST

20' PRIVATE DRAINAGE
EASEMENT TO BE
CENTERED ON STORM PIPE

N/F
DANIEL C. AND
JUDY M. WALTRIP
157 SAWMILL ROAD
TAX PARCEL (36-3)(1-22B)
DOC. #010006276

PROPERTY
LINE

PROPOSED
GOLF PATH

APPROXIMATE LOCATION OF
100 YEAR HIGH WATER
ELEVATION = 30.69'
PER WILLIAMSBURG
ENVIRONMENTAL GROUP

100' RPA BUFFER
PER WILLIAMSBURG
ENVIRONMENTAL
GROUP

FUTURE
DEVELOPMENT
GREENSPRINGS WEST

25' POND
BUFFER

WETLAND LIMIT
PER WILLIAMSBURG
ENVIRONMENTAL
GROUP

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

100' RPA BUFFER
PER WILLIAMSBURG
ENVIRONMENTAL
GROUP

150' GOLF COURSE GREENBELT BUFFER

75' GOLF COURSE GREENBELT BUFFER

PROPOSED
GOLF PATH
ACCESS TO
DRY POND 4

MONTICELLO AVENUE
STATE ROUTE 5000
120' MIN. R/W
DOC. #040026253

D=07°44'04"
R=6976.57
L=941.78
T=471.61
CH=941.06
CB=S60°09'30"W

NATURAL OPEN SPACE EASEMENT AREAS TO
BE DEDICATED TO JAMES CITY COUNTY
NATURAL OPEN SPACE EASEMENT AREAS
④ 434,207 S.F.± 9.988 AC.±

LINE TABLE FOR
PARCELS 1 AND 2

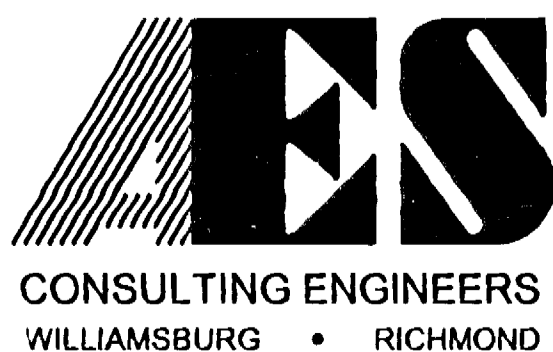
LINE	DIRECTION	LENGTH
L1	S58°17'28"W	119.72'
L2	N45°02'19"W	815.48'
L3	N64°07'30"W	590.14'
L4	S15°18'24"W	81.05'
L5	N69°09'40"W	30.27'
L6	N43°10'09"W	154.94'
L7	N32°33'42"W	211.29'
L8	N00°38'58"W	249.00'
L9	S89°37'02"E	71.78'
L107	S08°49'35"E	120.92'
L108	S34°40'49"W	101.39'
L109	S25°09'21"W	102.78'
L110	S64°50'39"E	287.37'
L111	S71°01'27"E	208.51'
L112	S71°15'54"E	78.26'
L113	S69°48'48"E	109.24'
L114	S62°06'57"E	33.50'
L115	S47°41'19"E	60.07'
L116	S87°39'01"E	80.07'
L117	N49°56'50"E	48.82'
L118	N81°43'08"E	59.77'
L119	N60°33'03"E	24.21'
L120	N77°05'29"E	28.95'
L121	N81°24'44"E	57.18'
L122	N50°34'33"E	42.17'
L123	S83°57'31"E	39.88'
L124	N54°33'52"E	21.32'
L125	N81°27'28"E	32.89'
L126	N69°32'09"E	35.74'
L127	N83°28'57"E	42.37'
L128	N80°16'34"E	38.18'
L129	N69°22'38"E	28.31'
L130	N58°41'46"E	50.25'
L131	N60°38'20"E	143.83'
L132	N71°14'52"E	90.64'
L137	S64°01'32"W	1282.21'

APPROXIMATE LOCATION
C/L SWAMP

N/F
THOMAS V. AND
ROBYN M. WALTRIP
2990 MONTICELLO AVENUE
TAX PARCEL (45-1)(1-22)
DOC. #010004017

WETLAND LIMIT
PER WILLIAMSBURG
ENVIRONMENTAL
GROUP

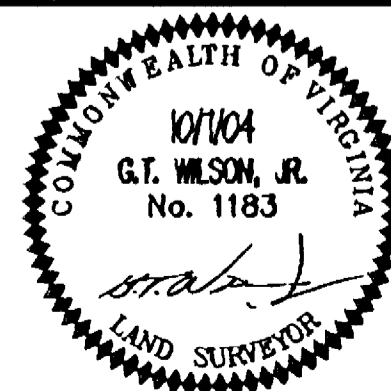
PROPERTY
LINE



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



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.	
8858-18	
Drawing No.	
5 OF 11	