

#060026718

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S64°08'23"E	10.19'	L39	N53°20'30"E	13.00'
L2	S62°16'27"E	10.39'	L40	S36°39'30"E	29.81'
L3	S17°16'27"E	56.74'	L41	S53°20'30"W	23.50'
L4	S72°43'33"W	13.00'	L42	N36°39'30"W	5.84'
L5	S17°16'27"E	62.04'	L43	S53°20'30"W	20.00'
L6	N72°43'33"E	13.87'	L44	S36°39'30"E	5.84'
L7	S17°16'27"E	12.64'	L45	S77°45'22"W	12.66'
L8	N72°43'33"E	9.98'	L46	N89°14'38"W	4.35'
L9	S58°45'50"E	5.19'	L47	N23°45'22"E	4.49'
L10	S21°51'21"E	32.98'	L48	S66°14'38"E	22.52'
L11	S76°24'29"W	17.53'	L49	N46°47'49"E	11.49'
L12	N74°33'13"W	14.78'	L50	S43°12'11"E	4.00'
L13	S08°20'30"W	25.14'	L51	N46°47'49"E	20.00'
L14	S36°39'30"E	55.52'	L52	S43°12'11"E	4.00'
L15	N36°39'30"W	63.80'	L53	N60°09'00"E	44.39'
L16	N08°20'30"E	25.14'	L54	N71°09'00"E	42.83'
L17	S86°27'43"W	34.36'	L55	S18°51'00"E	4.59'
L18	N73°50'49"W	23.38'	L56	N71°09'00"E	23.57'
L19	S10°33'00"W	31.87'	L57	S18°51'00"E	13.15'
L20	S79°27'00"E	5.00'	L58	S53°20'30"W	18.79'
L21	S10°33'00"W	20.00'	L59	N36°39'30"W	5.82'
L22	N79°27'00"W	5.00'	L60	S53°20'30"W	20.00'
L23	N79°27'00"W	31.71'	L61	S36°39'30"E	5.82'
L24	S10°44'30"E	51.44'	L62	N36°39'30"W	6.21'
L25	N18°21'41"E	62.33'	L63	S53°20'30"W	21.00'
L26	N25°49'14"E	55.82'	L64	S36°39'30"E	6.21'
L27	N64°08'23"W	11.11'	L65	N36°39'30"W	4.59'
L28	S43°12'11"E	4.00'			
L29	N46°47'49"E	13.92'			
L30	S43°12'11"E	5.47'			
L31	N46°47'49"E	24.17'			
L32	S36°39'30"E	28.68'			
L33	S53°20'30"W	13.00'			
L34	S36°39'30"E	20.00'			
L35	N53°20'30"E	13.00'			
L36	S36°39'30"E	14.25'			
L37	S53°20'30"W	13.00'			
L38	S36°39'30"E	20.00'			

EASEMENT AREA TABULATION

PROPOSED EASEMENT FOR MULTI USE PATH (PARCEL 2) = 12,373 S.F. OR 0.284 ACRES

PROPOSED EASEMENT FOR MULTI USE PATH (PARCEL A) = 26,745 S.F. OR 0.614 ACRES

PROPOSED EASEMENT FOR MULTI USE PATH (PARCEL B) = 11,374 S.F. OR 0.261 ACRES

PROPOSED JCSA UTILITY EASEMENT = 86,089 S.F. OR 1.976 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L66	S53°20'30"W	15.14'
L67	S62°16'27"E	15.61'
L68	S53°20'30"W	31.04'
L69	N18°51'00"W	14.80'

NOW OR FORMERLY
4300 JOHN TYLER,
L.L.C.
TAX MAP PARCEL
#46-2(1-35)
INSTRUMENT
#990022813
P.B. 47, PG. 92A

PROPOSED 20' JCSA UTILITY EASEMENT

PROPOSED 20' JCSA UTILITY EASEMENT

PROPOSED 32' JCSA UTILITY EASEMENT

PROPOSED 35' PUBLIC USE EASEMENT FOR FUTURE MULTI USE PATH HEREBY DEDICATED TO JAMES CITY COUNTY

DELTA=10°00'21"
RADIUS=1116.00'
LENGTH=194.89'
TANGENT=97.69'
CHORD=194.64'
C.B.=S58°20'41"W

EXISTING 20' SEWER EASEMENT
D.B. 160, PG. 49

NOW OR FORMERLY
TAX MAP PARCEL
#46-2(1-38)
JAMES CITY SERVICE AUTHORITY
INSTRUMENT #000012984
P.B. 76, PG. 59

PARCEL 2
FIVE FORKS VA, LLC
TAX MAP PARCEL
#46-2(1-148)
PROPERTY ADDRESS:
4360 JOHN TYLER HWY.
ZONED MU
DEED BOOK 400, PAGE 478
PLAT BOOK 23, PAGE 4
INSTR. #050026812

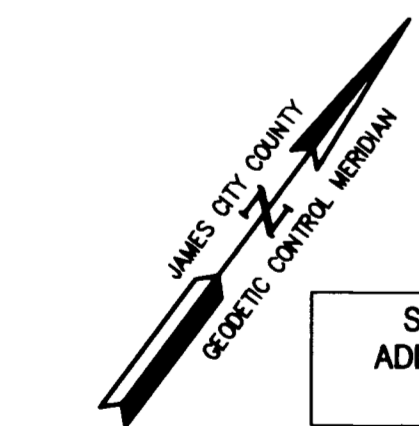
J.C.C. COORDINATES
N 3,619,772.7980
E 11,986,995.7641

JOHN TYLER HIGHWAY
STATE ROUTE #5 VARIABLE WIDTH R/W

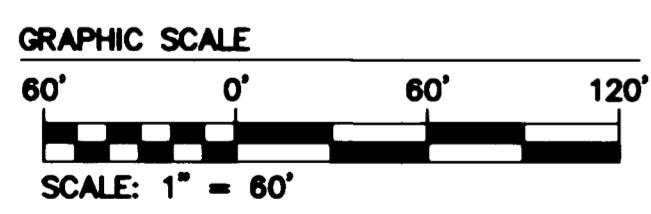
NEW PARCEL "A"
FIVE FORKS 3, LLC
TAX MAP PARCEL #46-2(1-14A)
PROPERTY ADDRESS: 4365 JOHN TYLER HWY.
ZONED MU
DEED BOOK 400, PAGE 478
PLAT BOOK 23, PG. 4
INSTR. #050026814

EXISTING PARCEL AREA = 232,523 S.F.±
OR 5.338 ACRES±

NEW PARCEL AREA = 223,050 S.F.±
OR 5.121 ACRES±



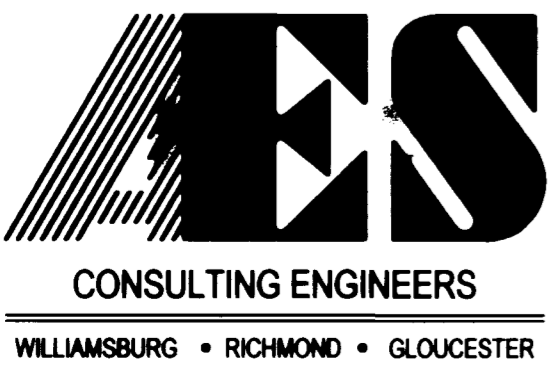
SEE SHEETS 1 AND 3 FOR
ADDITIONAL EASEMENTS AND
R/W DEDICATION



3 Large/Small Plat(s) Recorded
herewith as # 060026718

VARIABLE WIDTH STRIP OF LAND HEREBY
DEDICATED TO THE VIRGINIA DEPARTMENT OF
TRANSPORTATION FOR ADDITIONAL RIGHT-OF-WAY
AREA = 10,412 S.F.± OR 0.239 ACRES±

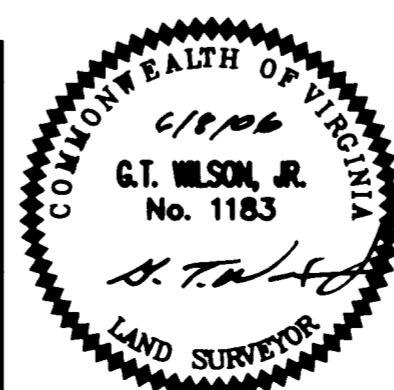
MATCHLINE SEE SHEET 1



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

PLAT TO ACCOMPANY
RIGHT-OF-WAY DEDICATION TO VIRGINIA DEPARTMENT OF TRANSPORTATION
FROM FIVE FORKS 2, LLC AND FIVE FORKS 3, LLC
AND UTILITY EASEMENT FOR CONVEYANCE TO THE JAMES CITY SERVICE AUTHORITY
FROM FIVE FORKS VA, LLC
AND OPEN SPACE EASEMENTS FOR CONVEYANCE TO THE COUNTY OF JAMES CITY
FROM FIVE FORKS VA, LLC AND FIVE FORKS 3, LLC
AND PUBLIC USE EASEMENT FOR CONVEYANCE TO THE COUNTY OF JAMES CITY
FROM FIVE FORKS VA, LLC, FIVE FORKS 2, LLC, AND FIVE FORKS 3, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 31 October 2006 at 8:40 AM/PM/PB - PG - DOCUMENT # 060026718 BETSY B. WOOLDRIDGE, CLERK <i>Betsy B. Wooldridge</i> Clerk			
1	9/12/06	REVISED PER JCC 7/21/06 & JCSA 7/19/06 COMMENTS	AWT GTW
No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY

Designed AWP	Drawn AWT
Scale 1"=60'	Date 6/8/06
Project No. 9263-4	
Drawing No. 2 of 3	

S:\Jobs\9263\04-GovGroveCondos.dwg\SurfPlat\926304ESMT JCSA-VDOT SH 2.dwg, 9/15/2006 1:06:32 PM