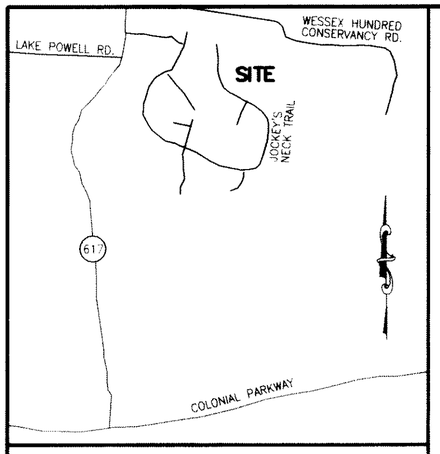
#070010104



VICINITY MAP – SCALE: 1" = 2000'

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 84°38'29" W	308.89'
L2	N 43°46'11" W	160.53'
L3	N 43°46'11" W	128.12'
L4	N 49°31'24" E	15.25'
L5	S 85°28'36" E	27.83'
L6	S 00°51'31" E	119.33'

N/F
WILLIAMSBURG FARMS, INC.
PARCEL "D" & "J"
P.B. 53 PG. 36

RECORD MERIDIAN
INSTRUMENT NO. 040007385

COMMON AREA OWNED BY WESSEX HUNDRED DEV. INC.

THE VINEYARDS AT JOCKEY'S NECK
P.B. 55 PG. 23–24

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6

N/F
WESSEX HUNDRED DEVELOPMENT, INC.
REMAINDER OF PARCEL 1

EXISTING 20' JCSA UTILITY EASEMENT INST. #040032414

EXISTING VAR. WIDTH INGRESS/EGRESS & UTILITY EASEMENT INST. #040032415

PARCEL 2A–1
19.15 ACRES
INST. #050024607

LOT 77
INST. #050024607

EXISTING 20' PRIVATE DRAINAGE EASEMENT INST. #050024607

LOT 76
INST. #050024607

EXISTING 20' JCSA UTILITY EASEMENT INST. #050024607

PORTION OF EX. 20' PRIVATE UTILITY EASEMENT TO BE VACTED INST. #050024607

250.57'

309.78'

20' JCSA UTILITY EASEMENT HEREBY DEDICATED

L1 L2 L3 L4 L5

GRAVEL PARKING

REMAINDER OF PARCEL 2A 7.30 ACRES

N/F
WILLIAMSBURG FARMS, INC.
REMAINDER OF PARCEL "2"
D.B. 236 PG. 425
P.B. 38 PG. 63

EXISTING BUILDINGS

GRAVEL

POND

HOTEL SITE
3.00 ACRES

EXISTING 20' PRIVATE UTILITY EASEMENT INST. #050024607

LOT 75
INST. #050024607

20' JCSA UTILITY EASEMENT HEREBY DEDICATED

COMMON AREA
WESSEX HUNDRED DEV. INC.

JOCKEY'S NECK TRAIL (50' R/W) (ROUTE 1342)

PARCEL 2C
HATCHED AREA REPRESENTS
CONSERVATION EASEMENT
AREA: 67.00 ACRES
INST #040032415
INST #060030018
TOTAL AREA:
70.31 ACRES

150 0 150 300 450
Scale: 1" = 150'

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
3. WETLANDS, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19–34 THRU 19–36 OF THE SUBDIVISION ORDINANCE.
7. LOTS SHOWN ARE TO BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
9. THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 510201 0045B, DATED FEBRUARY 6, 1991
10. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSING MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

COMMONWEALTH OF VIRGINIA
CHARLES A. CALHOUN
No. 002554
3/6/07
LAND SURVEYOR

PLAT SHOWING
UTILITY EASEMENT DEDICATION TO
JAMES CITY SERVICE AUTHORITY
LOCATED IN THE ROBERTS DISTRICT
JAMES CITY COUNTY, VIRGINIA

SCALE 1" = 150' DATE: 3/6/07 JOB #04–686

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 6 DAY OF April, 2007. at 10:55 a.m.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS DOCUMENT # 070010104
TESTE: BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT
BY Sue Cupp Hallman Deputy CLERK 1 Larger Sheet Plat(s) Recorded herewith as # 070010104

LandTech Resources, Inc.
Surveying · GPS · Engineering
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Phone: (757) 565–1677 Fax: (757) 565–0782
web: landtechresources.com