

PLAT SHOWING PROPOSED EASEMENTS
AND LANDSCAPE BUFFER
ON THE PROPERTIES OF
JAMES CITY COUNTY

JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA

ADPA A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601

SCALE: 1"=100' JANUARY 8, 2008
REV. AUGUST 4, 2008

SHEET 1 OF 1



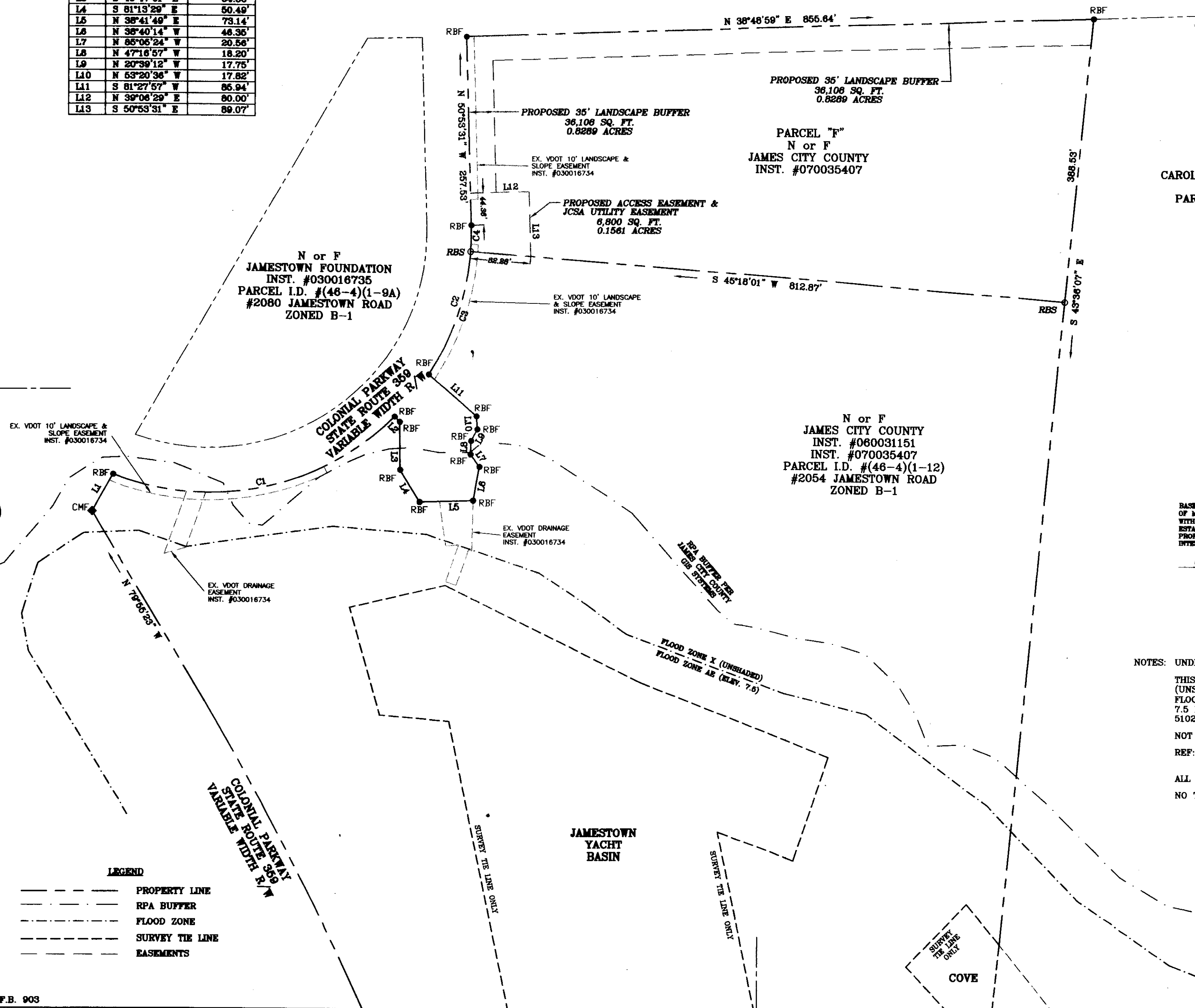
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	66°24'46"	367.63'	414.42'	234.02'	391.61'	S 28°48'18" W
C2	34°29'57"	367.63'	215.28'	111.01'	212.04'	S 33°38'33" E
C3	28°44'53"	367.63'	179.99'	91.69'	177.51'	S 30°48'01" E
C4	05°45'04"	367.63'	35.89'	17.99'	35.87'	S 48°01'00" E

EASEMENT AREAS	
PROPOSED LANDSCAPE BUFFER	36,108 SQ. FT.
PROPOSED JCSA EASEMENT	6,800 SQ. FT.
PROPOSED ACCESS EASEMENT	6,800 SQ. FT.

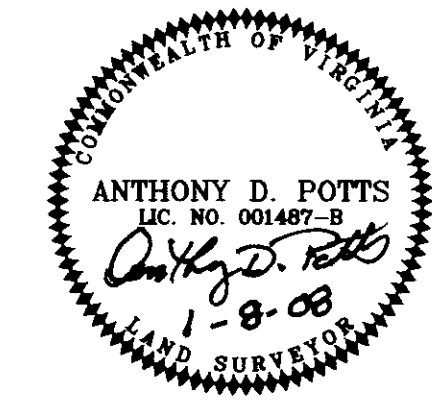
LINE	BEARING	DISTANCE
L1	N 19°14'23" W	56.56'
L2	N 86°33'49" E	10.00'
L3	S 49°47'01" E	84.56'
L4	S 81°13'29" E	50.48'
L5	N 38°41'48" E	73.14'
L6	N 38°40'14" W	46.36'
L7	N 85°05'24" W	20.56'
L8	N 47°16'57" W	18.20'
L9	N 20°39'12" W	17.75'
L10	N 53°20'36" W	17.82'
L11	S 81°27'57" W	86.94'
L12	N 39°06'29" E	80.00'
L13	S 50°58'31" E	89.07'

JAMESTOWN ROAD
STATE ROUTE 31
VARIABLE WIDTH R/W

080025649



N or F
DOMENIC J. &
CAROL G. MAGLIERI (TRUSTEES)
D.B. 491 PG. 289
PARCEL I.D. #(46-4)(1-16)
ZONED R8



I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, BASED ON A CURRENT FIELD SURVEY, IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS.

Anthony D. Potts
ANTHONY D. POTTS L.S.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
17 October 2008
at *3:47* AM/PM, PB *—* PG *—*
DOCUMENT # *080025649*
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

NOTES: UNDERGROUND UTILITIES EXCEPT AS SHOWN
THIS PROPERTY IS LOCATED IN FIRM ZONES X, (UNSHADED)(AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), & AE, (BASE FLOOD ELEVATIONS DETERMINED: 7.5 NAVD88), AS SHOWN ON COMMUNITY NO. 510201 185C DATED SEPTEMBER 28, 2007
NOT ALL IMPROVEMENTS SHOWN
REF: INST. #080031151
INST. #070035407
ALL EASEMENTS MAY NOT BE SHOWN
NO TITLE REPORT PROVIDED

L Large/Small Plat(s) Recorded
herewith as # *080025649*

**RPA/RPA BUFFER LINES SHOWN ARE APPROXIMATE AND WILL NEED TO COMPLY WITH SECTION 23-10(2) OF THE COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE AT THE TIME OF PLAN OF DEVELOPMENT

LEGEND

---	PROPERTY LINE
---	RPA BUFFER
---	FLOOD ZONE
---	SURVEY TIE LINE
---	EASEMENTS