080029801

PHASE 2B
NATURAL OPEN SPACE EASEMENT
DEDICATED TO JAMES CITY COUNTY

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

J.C.C. COUNTY GEODETIC CONTROL

SEE SHEET NO. 6

N/F
KTP, LLP
T.M. (24-3) (1-35A)
11.090 ACRES
ZONED A1-B1

N/F
SHORT, DAVID L
T.M. (24-3) (1-51)
22.368 ACRES
ZONED A1

N43°05'49"W 78.86'
N88°57'34"W 204.91'
N28°11'13"W 121.82'
N37°48'13"W 120.17'
N85°28'48"W 122.30'

EXISTING 20' UTILITY EASEMENT
CENTERLINE OF STREAM IS PROPERTY LINE
EXISTING 30' SANITARY SEWER EASEMENT DOCUMENT #060022794

PROPOSED NATURAL OPEN SPACE EASEMENT #2 DEDICATED TO JAMES CITY COUNTY (100,311 SQ. FT., 2.31 Ac.)

CENTERLINE OF STREAM IS PROPERTY LINE
SURVEY LINES ONLY (TYPICAL)
50' PERIMETER BUFFER
100' RPA BUFFER
NATURAL OPEN SPACE EASEMENT SIGN (TYP)

S36°06'35"W 123.78'
30.04'
N78°51'40"W 35.40'
N76°22'47"W 84.83'
S78°37'32"E 97.35'
S78°51'40"E 34.67'
11.51'

PROPOSED CONSERVATION EASEMENT #1 DEDICATED TO JAMES CITY COUNTY (53,767 SQ. FT., 1.23 Ac.)

N42°17'35"W 216.68'
30' JCSA UTILITY EASEMENT
20' JCSA UTILITY EASEMENT
224.08' S42°17'35"E
N04°13'38"E 102.61'
N55°52'52"E 866.82'
N66°46'35"E 107.15'

APPROX LOCATION OF NATURE PATH PER JCC SP-146-05
120.96' ("TIE")
30' JCSA UTILITY EASEMENT (INSTR. #080001182)
121.51' ("TIE")
N51°06'06"W 118.74'
PROPOSED CONSERVATION EASEMENT #2 DEDICATED TO JAMES CITY COUNTY (100,311 SQ. FT., 2.31 Ac.)
100' R.P.A. BUFFER PER JCC SP-146-05
S51°02'07"E 118.93'
APPROX LOCATION OF NATURE PATH PER JCC SP-146-05
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
100' RPA BUFFER

N52°25'10"W 100.80'
20.00' 30.40'
S37°34'50"W 79.70'
S37°34'50"W 81.82'
S37°34'50"W 81.16'
S37°34'50"W 82.92'
S37°34'50"W 50.58'
30.40'
20.00'

127	128	129
2,399 S.F.	1,637 S.F.	1,626 S.F.
0.055 AC.	0.038 AC.	0.037 AC.

130
2,551 S.F.
0.059 AC.

S54°26'39"W 7.53'
L=28.71'
L=20.02'
L=20.09'

PROPOSED NATURAL OPEN SPACE EASEMENT #3 DEDICATED TO JAMES CITY COUNTY (118,276 SQ. FT., 2.72 Ac.)
N66°46'35"E 239.65'
S01°33'10"E 98.54'
30.40'
20.00'
126
2,493 S.F.
0.057 AC.

SEE SHEET NO. 3

Large/Small Plat(s) recorded herewith as # 080025801

S:\Jobs\9353\05-Residential\Phase\dwg\Plats\PHASE-2_BB.dwg, 9/4/2008 10:24:13 AM EDT

S:\Jobs\9353\05-Residential\Phase1dwg\Plats\PHASE-2_BB_WITH ADDED LOTS.dwg, 11/13/2008 10:59:56 AM, michael.powers

AES CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
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PLAT OF SUBDIVISION
PHASE 2-B
LIBERTY CROSSING
LOTS
69-78, 108-112, 123-130, 135-138 &
NATURAL OPEN SPACE
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
THOMAS C. SUBLETT
Lic. No. 1886
9/4/2008
LAND SURVEYOR

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
11 December 2008
at 10:06 AM/PM PB — PG —
DOCUMENT # 080025801
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn MEG
Scale 1"=30'	Date 9/04/08
Project No. 9353-05	
Drawing No. 4 OF 8	