100007851

P.B. 85 PG. 92-96

SEE SHEET 2

LOT 176 | LOT 175 | LOT 174 | LOT 173

FENWICK HILLS
SECTION TWO
DOC.# 050001407

20' JCSA UTILITY EASEMENT

LOT 172
15' DRAINAGE EASEMENT

LOT 168 | LOT 169

LOT 171
11,318 SQ. FT.
0.260 AC.

N 42°34'22" W 63.11'
N 42°25'36" E 135.73'
S 60°13'38" W 131.39'

C1 | C50

LOT 170

EXISTING 15' DRAINAGE EASEMENT

COLONY MILL ROAD
50' R/W

FREDERICK DRIVE
50' R/W

LOT 148

FENWICK HILLS
SECTION TWO
DOC.# 050001407

LOT 147

C18 | C19 | C48 | C49 | C20

LOT 50
10,918 SQ. FT.
0.251 AC.

S 58°00'37" W 78.11'
N 74°27'59" E 120.87'

20' JCSA UTILITY EASEMENT
S 08°34'22" E 70.00'
26.56'
43.44'

LOT 49
10,289 SQ. FT.
0.236 AC.

N 81°25'36" E 102.61'

LOT 48
10,107 SQ. FT.
0.232 AC.

S 68°12'55" W 57.04'
18.74' BSL
80.03'
S 17°28'14" W
39.04'
S 04°43'40" E
51.27'
S 38°32'08" W
(57.99')
40.00'

S 31°59'23" E (118.89')
136.89'

LOT 31
10,112 SQ. FT.
0.232 AC.

77.80'
10'
S 31°59'23" E 125.76'

20' PRIVATE DRAINAGE EASEMENT

LOT 32
11,533 SQ. FT.
0.265 AC.

S 51°54'50" E 128.64'
25' BSL
S 49°47'26" W 193.16'

LOT 33
10,078 SQ. FT.
0.231 AC.

S 71°37'05" E 109.56'
115.36'

LOT 34
10,261 SQ. FT.
0.236 AC.

S 86°41'42" E 126.34'
109.12'
S 18°18'45" W

LOT 35
10,045 SQ. FT.
0.231 AC.

S 86°41'42" E 141.52'
105.30'
214.42'
76.52'
S 14°44'51" W

S 86°41'42" E 165.41'
51.57'
S 23°04'03" W

20' JCSA UTILITY EASEMENT
S 03°18'18" W 125.01'
22.49'
75.00'
20.00'

C44 | C43 | C16 | C42 | C41 | C15 | C40 | C39 | C14 | C38 | C37 | C36 | C35 | C13 | L1 | C12 | C11 | C45 | C46 | C17 | C47

MERESTEP WAY
50' R/W

C11 L=5.00'
N 03°18'18" E 75.00'
3.88'
158.99'
77.00'
S 58°00'37" W 78.11'
N 58°00'37" E 158.99'
77.00'

LOT 47
10,042 SQ. FT.
0.2305 ACRES
N 31°59'23" W 126.56'
134.24'

LOT 46
10,125 SQ. FT.
0.2324 ACRES

LOT 45
10,118 SQ. FT.
0.2323 ACRES
N 84°46'58" W 130.03'
130.03'

LOT 44
13,558 SQ. FT.
0.3113 ACRES
35' BSL
N 52°18'43" E 77.38'
93.18'
N 03°18'18" E 75.66'
15.79'

LOT 43
10,206 SQ. FT.
0.234 AC.
N 86°41'42" W 109.91'
199.77'
25.00'
25.01'

LOT 42
10,034 SQ. FT.
0.230 AC.
S 09°16'18" W 108.75'
89.86'

LOT 36
10,220 SQ. FT.
0.235 AC.
N 54°24'41" E 114.64'
134.32'
S 14°58'54" E 96.56'

LOT 37
12,234 SQ. FT.
0.281 AC.
35' BSL
N 75°01'06" E 75.00'
37.76'
S 14°58'54" E 96.56'

LOT 38
10,063 SQ. FT.
0.231 AC.
N 35°49'38" E 127.72'
106.83'
S 34°58'50" E 10.00'

LOT 39
10,097 SQ. FT.
0.232 AC.
N 30°58'58" E 105.66'
88.07'
S 57°34'24" E 213.29'

LOT 40
13,054 SQ. FT.
0.300 AC.
N 19°01'50" W 135.56'
125.22'

LOT 41
10,502 SQ. FT.
0.241 AC.
N 20°32'49" W 128.37'
N 58°55'36" E 78.75'
124.85'
46.10'

EXISTING CONSERVATION EASEMENT (INST. #100006479)

N 25°56'14" E 79.50'
N 60°32'50" E 33.49'
N 11°42'35" E 63.04'
N 03°11'34" E 94.72'
S 57°34'24" E 83.99'
9.66'
S 40°43'36" W 123.10'

LOT 51
11,706 SQ. FT.
0.269 AC.

LOT 52
10,093 SQ. FT.
0.232 AC.
20.00'
117.75'
7.25'

LOT 53
10,000 SQ. FT.
0.230 AC.
25' BSL
S 32°25'36" W 125.00'
80.00'
S 57°34'24" E 80.00'

LOT 54
10,619 SQ. FT.
0.244 AC.
25.00'
S 57°34'24" W 503.50'
N 32°25'36" E 117.76'
N 57°34'24" W 85.00'
S 32°25'36" W 159.52'
34.52'
S 16°27'13" E 51.77'
S 57°34'24" E 71.00'

LOT 55
N 32°25'36" E 75.81'

WETLANDS

JOGGING TRAIL

COMMON AREA/ CONSERVATION EASEMENT (INST. #100006479)

100' RPA BUFFER

N 05°52'01" E 41.66'

COMMON AREA/ CONSERVATION EASEMENT (INST. #100006479)

100' RPA BUFFER

EXISTING 20' DRAINAGE EASEMENT

COMMON AREA/ CONSERVATION EASEMENT (INST. #100006479)

LIMITS OF WETLANDS

0' 50' 100' 150'
Scale: 1"=50'

COMMONWEALTH OF VIRGINIA
CHARLES A. CALHOUN
Lic. No. 2554
4/01/10
LAND SURVEYOR

4 Large/Small Plat(s) Recorded herewith as # 100007851

11:15 AM/PM PB — PG —
DOCUMENT # 100007851
BETSY B. WOOLRIDGE, CLERK
Clerk

City of Williamsburg & County of James City Circuit Court
This PLAT was recorded on 4.21.2010

SUBDIVISION PLAT OF SECTION FOUR FENWICK HILLS

STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 12/22/09 SCALE: 1" = 50' JOB# 06-259
REV: 4/01/10 SHEET 3 OF 4

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