120016286

LINE TABLE		
LINE	BEARING	LENGTH
L100	N48°01'02"W	37.83'
L101	N48°18'49"E	90.52'
L102	N41°28'44"W	18.25'
L103	N51°57'01"W	18.25'
L104	N57°11'09"W	31.99'
L105	N62°20'22"W	17.97'
L106	N73°02'40"W	19.35'
L107	N84°07'24"W	19.26'
L108	N38°32'26"W	111.77'
L109	N46°41'56"W	66.41'
L110	N36°32'28"W	22.74'
L111	N24°22'48"W	25.23'
L112	N32°52'05"W	29.52'
L113	N49°50'40"W	29.52'
L114	N15°04'18"W	24.28'
L115	N23°15'45"W	61.31'
L116	N39°15'38"W	57.13'
L117	N20°03'11"W	66.46'
L118	N27°16'28"W	25.14'
L119	N1°46'11"E	17.65'

LINE TABLE		
LINE	BEARING	LENGTH
L120	N6°54'46"W	30.19'
L121	N24°16'40"W	30.19'
L122	N32°57'36"W	36.41'
L123	N40°34'17"W	26.49'
L124	N48°10'57"W	29.97'
L125	N2°56'08"W	14.85'
L126	N9°30'05"W	22.83'
L127	N22°46'18"W	23.46'
L128	N36°06'19"W	23.05'
L129	N49°22'32"W	23.24'
L130	N27°32'55"W	17.76'
L131	N37°44'13"W	17.76'
L132	N42°49'51"W	36.76'
L133	N48°21'14"W	18.03'

SOUTHBOUND (42' PUBLIC R/W)
ELIZABETH DAVIS BOULEVARD
NORTHBOUND (42' PUBLIC R/W)
JULIES WAY
LUANNE WAY (PRIVATE)
S44°07'54"E 490.88'
EXISTING 5' COA EASEMENT INSTR. #060004140
S44°30'27"W 89.43'
PHASE IX, SECTION 7 INSTR. #090006228
N44°29'01"E 103.25'
PARCEL B
57,632 S.F.
1.323 AC.
R/W LINE AND COA EASEMENT HEREBY EXTINGUISHED FROM A TO B (NEW COA AND ROA EASEMENTS ADJUSTED TO BE 5' FROM NEW R/W)
LOT 42
4.50'
123.89'
SIGHT TRIANGLE EASEMENT
S45°56'19"W 58.00'
C10
477.01'
S44°07'54"E 600.90'
CENTER STREET
VAR. WIDTH PUBLIC R/W
75.27'
32.25'
77.25'
5' ROA EASEMENT
CENTER STREET 58' PUBLIC R/W
34,850 S.F.
0.800 AC.
NEW R/W LINE
C6 L62 C7 C8 L66 L67
72.18'
4.50'
N44°07'54"W 600.83'
263.86'
C11
2.64'
B
L61 L63 L64 L65
336.97'
SIGHT TRIANGLE EASEMENT
45.47'
77.76'
5' ROA EASEMENT
R/W LINE AND COA EASEMENT HEREBY EXTINGUISHED FROM A TO B (COA AND ROA EASEMENTS ADJUSTED TO BE 5' FROM NEW R/W)
EX. 20' JCSA URBAN UTILITY EASEMENT INSTR. #090006228
N76°42'57"E 241.39'
S44°30'27"W 253.27'
NEW PROPERTY LINE
COMMON AREA NO. 11
102,029 S.F.
2.342 AC.
344.69'
S44°30'27"W 478.34'
PHASE X, SECTION 7 "PARCEL A" INSTR. #120000243
C5
COMMON AREA NO. 9
71,885 S.F.
1.650 AC.
L59
L58
L57
S44°29'01"W 432.64'
PARCEL C
281,600 S.F.
6.465 AC.
NEW PROPERTY LINE
EXISTING 5' COA EASEMENT INSTR. #060004140
S50°04'56"W 159.90'
CASEY BLVD. 74' PUBLIC R/W
S45°29'37"E 189.91'
133.65'
L49 L50 L51 L52 L53 L54 L55 L56 L133 L132 L131 L130 L129 L128 L127 L126 L125 L124 L123 L122 L121 L120 L119 L118 L117 L116 L115 L114 L113 L112 L111 L110 L109 L108 L107 L106 L105 L104 L103 L102 L101 L100
C12
EX. RESTRICTED WETLANDS BUFFER INSTR. #070018087
WETLANDS
NEW PROPERTY LINE
EXISTING VARIABLE WIDTH JCSA URBAN EASEMENT INSTR. NO. 060004140
100' RPA BUFFER
EX. 20' JCSA PERMANENT UTILITY EASEMENT PB 77, PG. 94
JAMES CITY COUNTY GEODETIC CONTROL MERIDIAN
GRAPHIC SCALE
60' 0' 60' 120'
SCALE: 1" = 60'
REMAINDER AREA
1,818,118 S.F.±
OR 41.738 AC.±

NOTE: SEE SHEET 2 FOR CONSERVATION EASEMENT AREA

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
6 August 2012
at 10:05 AM/PM; PB — PG —
Document # 120016286
BETSY B. WOOLRIDGE, CLERK
Deputy Clerk, Dep. Clerk

Rev.	Date	Description	Revised By
1	4-16-12	REVISED PLAT PER COUNTY COMMENTS	JFS

THOMAS C. SUBLETT
Lic. No. 1886
01/04/12
LAND SURVEYOR

4 Large/Small Plat(s) Recorded herewith as # 120016286

AES CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

PLAT OF SUBDIVISION
AND BOUNDARY LINE EXTINGUISHMENT
SECTION 7 AND 8
PARCEL B, PARCEL C AND PARCEL D
NEW TOWN
OWNED BY NEW TOWN ASSOCIATES, LLC.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	REC/TCS
Project Number:	6632-07-07
Scale: 1" = 60'	Date: 01/04/12
Sheet Number	3 of 4