1400005288

JAMES CITY COUNTY
GEODETIC CONTROL MERIDIAN

N/F
COMMONWEALTH OF VIRGINIA
EASTERN STATE HOSPITAL
ZONED R2
TAX PARCEL
(39-1)(1-152)

N76°40'45"E 662.06'

N76°42'43"E 87.36'

FIELD LOCATED WETLANDS

STREAM

RPA LINE (SEE NOTE 4)

CONSERVATION EASEMENT AREA 1
AREA= 3071 S.F.±
OR 0.071 AC.±

PERIMETER BUFFER

N76°42'57"E 295.32'

VARIABLE WIDTH COA DRAINAGE EASEMENT HEREBY DEDICATED TO COMMERCIAL OWNERS ASSOCIATION

LIMIT OF WETLAND RESTRICTED AREA (TYP.)

REMAINDER AREA
AREA= 999,593 S.F.±
OR 22.947 AC.±

LIMIT OF WETLAND RESTRICTED AREA

EXISTING CONSERVATION EASEMENT LR#120016286

N31°06'14"W 212.23'

FIELD LOCATED WETLANDS

NOTE:
DISCOVERY PARK BOULEVARD RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISION OR ADJACENT PROPERTY.

L67 L66 L65 L64 L63

S54°17'52"W 373.84'

EX. 20' COA DRAINAGE EASEMENT LR#090033631

DISCOVERY PARK BOULEVARD
74' PUBLIC R/W
AREA= 7,875 OR 0.181 AC.±

S35°42'08"E 106.42'

NEW R/W LINE

N/F
NEW TOWN MEDICAL LLC
PARCEL C BLK 20 SEC 6
PARCEL ID 3822400025
5424 DISCOVERY PARK BLVD.
ZONED MU

EXISTING 5' COA UTILITY EASEMENT LR#090033631

LIMIT OF WETLAND RESTRICTED AREA

5' COA UTILITY EASEMENT HEREBY DEDICATED TO COMMERCIAL OWNERS ASSOCIATION

L89 L88 L90

EXISTING 10' PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF PARCEL B

N45°31'13"W 445.40'

S54°17'52"W 328.99'

DISCOVERY PARK BOULEVARD (74' PUBLIC R/W) LR #080004140

S35°42'08"E 357.06'

EX. 40' JSCA URBAN EASEMENT INSTR. #080016011

CONSERVATION EASEMENT AREA 2
AREA= 102,271 S.F.±
OR 2.348 AC.±

EXISTING CONSERVATION EASEMENT LR#120016286

NEW PROPERTY LINE

PARCEL 21-B
AREA= 68,035 S.F.±
OR 1.562 AC.±

ADJUSTMENT PARCEL 2 (SEE NOTE B)

ADJUSTMENT PARCEL 1 (SEE NOTE A)

NEW PROPERTY LINE

PROPERTY LINE HEREBY EXT.

PROPERTY LINE HEREBY EXT.

L77 L78 L79 L80 L81 L82 L83 L84 L85 L86 L87 L88

S68°33'22"E 103.33'

N58°46'26"W 251.51'

3.02'

91.98'

N65°38'52"W 219.70'

LIMIT OF WETLAND RESTRICTED AREA

C5 C4 C3 C2 C1

L76 L75 L74 L73 L72 L71 L70 L69

EXISTING CONSERVATION EASEMENT LR#120016286

N/F JCSA
PARCEL ID 3822400001B
5375 DISCOVERY PARK BLVD.
DOC. #070014806
ZONED MU

N/F
NEW TOWN ASSOCIATES, LLC
PHASE X, SECTION 7
"PARCEL A"
L.R.#120000243
LR#120016286
ZONED MU

FIELD LOCATED WETLANDS

N74°20'08"W 375.83'

N/F
BOULEVARD BUILDING OWNER'S ASSOCIATION
PARCEL ID 3824000001A
4256 CASEY BLVD.
DOC. #080030670
ZONED MU

OPEN SPACE
NEW AREA=
51,734 S.F.± OR
1.188 AC.±
(OLD AREA=1.102 AC.±)
4270 CASEY BLVD.
INSTR. #060004140

N/F
NEW TOWN ASSOCIATES, LLC
PHASE IX, SECTION 7
L.R.#090006228
ZONED MU

N/F
MATNIC, LLC
NEW TOWN
PARCEL 1, SECTION 7
4280 CASEY BLVD.
PARCEL ID 3822400023
INSTR. #080021633

CONSERVATION EASEMENT AREA 3
AREA= 45,237 S.F.±
OR 1.039 AC.±

LIMIT OF WETLAND RESTRICTED AREA

EXISTING CASEY BOULEVARD
(74' PUBLIC R/W)

SEE SHEET 3

LINE TABLE		
LINE	BEARING	LENGTH
L63	N49°05'24"W	79.93'
L64	N35°46'40"W	14.21'
L65	N20°23'19"W	14.21'
L66	N9°22'06"W	67.99'
L67	N52°34'07"W	5.49'
L68	S54°17'52"W	74.00'
L69	S54°17'52"W	65.00'
L70	S35°42'08"E	85.00'
L71	S1°59'42"W	74.03'
L72	S20°23'28"E	44.41'
L73	S1°58'50"E	84.72'
L74	S32°02'12"E	79.75'
L75	S63°43'50"W	5.01'
L76	S20°12'37"W	95.00'
L77	S39°56'18"E	21.72'
L78	S85°33'08"E	22.49'
L79	N87°29'55"E	21.51'
L80	S80°25'06"E	20.93'
L81	S55°40'09"E	21.93'
L82	S29°49'03"E	23.56'

LINE TABLE		
LINE	BEARING	LENGTH
L83	S68°30'48"E	72.84'
L84	N55°42'56"E	34.25'
L85	N33°06'04"E	32.10'
L86	N45°31'44"E	53.13'
L87	N58°54'10"E	37.41'
L88	S54°17'52"W	74.00'
L89	S35°42'08"E	86.44'
L90	N35°42'08"W	19.98'

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
1 APRIL 2014
at 10:32 AM/PM, PB — PG —
Document # 1400005288
BETSY B. WOOLRIDGE, CLERK
Patrick Woolridge, Dep. Clerk

3 Large/Small Plat(s) Recorded herewith as #1400005288

NOTE A:
ADJUSTMENT PARCEL 1 (MATCHED)
(ADDITIONAL OPEN SPACE)
AREA FROM SECTION 6
TO 4270 CASEY BLVD
= 6,966 S.F.±
OR 0.160 AC.±

NOTE B:
ADJUSTMENT PARCEL 2 (MATCHED)
(FORMERLY OPEN SPACE)
AREA FROM 4270 CASEY BLVD.
TO PARCEL 21B (SECTION 6)
= 3,265 S.F.±
OR 0.075 AC.±

NOTES:

1. FOR A FURTHER DESCRIPTION OF THE EASEMENTS SEE INSTRUMENT #050010508 AND INSTRUMENT #050010508.
2. COA – COMMERCIAL OWNERS ASSOCIATION EASEMENT (NEW TOWN COMMERCIAL ASSOCIATION)
3. THE WETLAND RESTRICTED AREAS ARE AS SHOWN BY INSTRUMENTS #060002522, #070018087, #090029173 AND BY A PLAT BY AES TITLED "EXHIBIT A" PLAT SHOWING REVISED WETLAND RESTRICTED AREAS PREPARED FOR NEW TOWN ASSOCIATES, LLC," DATED DECEMBER 5, 2006.
4. THE RPA LINE SHOWN IS BASED UPON DELINEATION BY WILLIAMSBURG ENVIRONMENTAL GROUP DETERMINED IN 2004.

CONSERVATION EASEMENT TO JAMES CITY COUNTY
TOTAL AREA= 622,580 S.F.± OR 14.293 AC.±

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	5°41'09"	1463.00'	145.18'	72.65'	145.12'	S60°53'15"W
C2	52°09'15"	25.00'	22.76'	12.23'	21.98'	N18°22'29"E
C3	56°24'38"	25.00'	24.61'	13.41'	23.63'	N35°54'27"W
C4	3°14'18"	880.00'	49.74'	24.88'	49.73'	N65°43'56"W
C5	2°26'19"	880.00'	37.45'	18.73'	37.45'	N68°34'14"W

GRAPHIC SCALE
100' 0' 100' 200'
SCALE: 1" = 100'

Rev.	Date	Description	Revised By
2	3/14/14	REVISED PER COUNTY COMMENTS DATED 3/10/14	JFS
1	2/26/14	REVISED PER COUNTY COMMENTS	JFS

COMMONWEALTH OF VIRGINIA
THOMAS C. SUBLETT
Lic. No. 1886
1/07/2014
LAND SURVEYOR

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PLAT OF SUBDIVISION
AND BOUNDARY LINE ADJUSTMENT
BETWEEN PROPERTIES LOCATED AT
4201 IRONBOUND ROAD
AND 4270 CASEY BOULEVARD
NEW TOWN SECTION 3 AND SECTION 6
OWNED BY NEW TOWN ASSOCIATES, LLC
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TCS/JFS
Project Number:	8632-S6-21
Scale: 1"=100'	Date: 1/07/14
Sheet Number	2 OF 3