

140008664

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S53°33'13"E	88.95'	L10	S37°54'20"W	1.28'	L19	S84°45'44"W	345.84'
L2	S33°14'05"W	5.01'	L11	S5°12'00"E	5.61'	L20	N76°43'09"W	272.22'
L3	S59°58'37"E	252.42'	L12	N64°40'58"W	130.66'	L21	N66°21'55"W	296.18'
L4	S73°48'10"E	13.81'	L13	N74°11'57"W	127.80'	L22	S45°09'32"W	50.15'
L5	N58°20'43"E	75.62'	L14	S58°20'43"W	86.83'	L23	N13°07'08"E	103.46'
L6	S74°11'57"E	136.59'	L15	N73°48'10"W	16.23'	L24	S44°50'28"E	41.09'
L7	S64°40'58"E	142.16'	L16	N59°58'37"W	255.97'	L25	S66°21'55"E	291.62'
L8	S75°58'43"W	10.35'	L17	S33°14'05"W	5.01'	L26	S76°43'09"E	262.07'
L9	S64°49'24"W	9.54'	L18	N53°33'13"W	84.12'	L27	N84°45'44"E	339.51'

OWNER'S CERTIFICATION
 THE EASEMENTS DEDICATED AS SHOWN ON THIS PLAT ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.
 DATE: May 19, 2014
 SIGNATURE: Michael Prozio
 FOR WILLIAMSBURG CHRISTIAN ACADEMY
 PRINTED NAME AND TITLE: Michael Prozio, President

CERTIFICATE OF NOTARIZATION:
 COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City
 I, Zabrina K. Williams, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNTO MY HAND THIS 20 DAY OF May, 20 14.
 SIGNATURE: Zabrina K. Williams
 NOTARY PUBLIC SIGNATURE
 MY COMMISSION EXPIRES: 5/31/2015
 NOTARY REGISTRATION NUMBER: 80732

CERTIFICATE OF APPROVAL
 THIS EASEMENT DEDICATION IS APPROVED BY THE UNDERSIGNED AND MAY BE ADMITTED TO RECORD.
 DATE: 5/23/14
 SIGNATURE: M. D. Powell
 AGENT FOR JAMES CITY SERVICE AUTHORITY

GENERAL NOTES

- TOTAL AREA OF JCSA EASEMENT CONVEYED = 67,515 S.F.± OR 1.55 AC.±
- THIS PLAT IS BASED UPON RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, OTHER THAN SHOWN THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS, AND / OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES.
- THE PURPOSE OF THIS PLAT IS FOR THE DEDICATION OF JCSA EASEMENT AND OPEN SPACE EXCHANGE.
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

N/F FAITH FELLOWSHIP ASSEMBLY OF GOD INSTRUMENT #020017155 P.B. 86, PAGES 62-63 TM # (12-2)(1-22A) ZONE B1

N/F RAUCH DEVELOPMENT CO., LLC 3611 ROCAMBEAU DR. TM # (12-2)(1-22) ZONING: R5

VARIABLE WIDTH JCSA UTILITY EASEMENT AREA = 67,515 S.F.± OR 1.55 AC.±

EX. 15' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (DOC. NO. 030025079)

NOTE: CENTERLINE OF EASEMENT DETERMINED BY LOCATION OF UTILITY PAINTED BY OTHERS

WILLIAMSBURG CHRISTIAN ACADEMY, INC. INSTRUMENT #010016565 PLAT BOOK 83, PAGE 31 TAX PARCEL # (13-1)(1-3) ZONE B1

N/F PEREGRINO, LLC INSTR. NO. 020029157 TAX PARCEL # (13-1)(1-9)

N/F PHYLLIS S. McCLURE INSTR. NO. 04005804W D.B. 409, PG. 842 TAX PARCEL # (13-1)(1-10)

- NATURAL OPEN SPACE EASEMENT TO BE VACATED (AREA = 28,887 S.F.±)
- NATURAL OPEN SPACE EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY (AREA = 29,300 S.F.±)

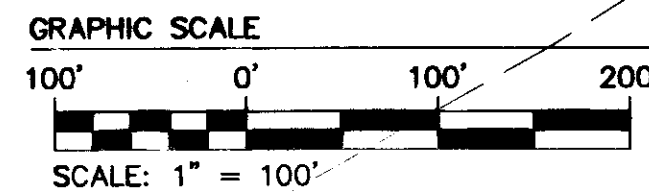
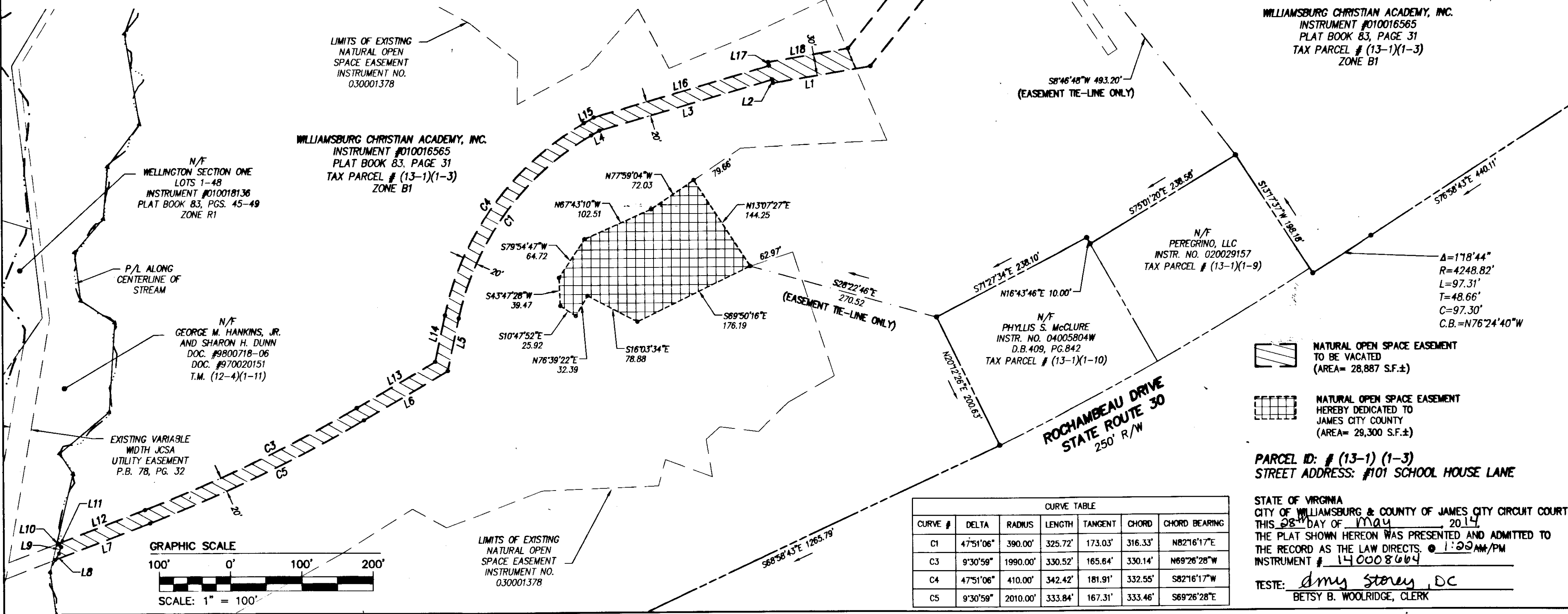
PARCEL ID: # (13-1)(1-3) STREET ADDRESS: #101 SCHOOL HOUSE LANE

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 28th DAY OF May, 2014. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:22 AM/PM INSTRUMENT # 140008664

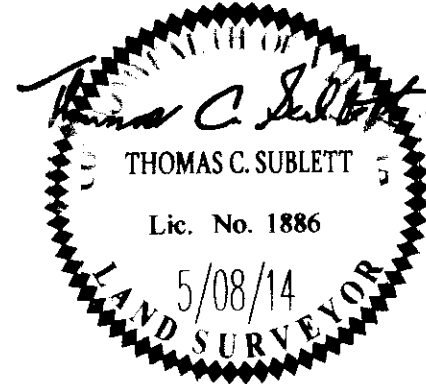
TESTE: dmy storey, DC
 BETSY B. WOOLDRIDGE, CLERK

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	47°51'06"	390.00'	325.72'	173.03'	316.33'	N82°16'17"E
C3	9°30'59"	1990.00'	330.52'	165.64'	330.14'	N69°26'28"W
C4	47°51'06"	410.00'	342.42'	181.91'	332.55'	S82°16'17"W
C5	9°30'59"	2010.00'	333.84'	167.31'	333.46'	S69°26'28"E



Rev	Date	Description	Revised By
3	5/08/14	REVISED PER COUNTY COMMENTS	RMS
2	3/17/14	REVISED PER COUNTY COMMENTS	JFS
1	7/11/13	REVISED PER COUNTY COMMENTS DATED 5/3/13	JFS



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PLAT OF NATURAL OPEN SPACE EXCHANGE AND JCSA DEDICATION
 PROPERTY OWNED BY WILLIAMSBURG CHRISTIAN ACADEMY, INC.
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JFS
 Project Number: W8048-15
 Scale: 1"=100' Date: 5/08/14
 Sheet Number: 1 OF 1