

140015675

SEE SHEET 4 OF 5

BRAEMER CREEK ● GREENSPRINGS
TAX PARCEL ID#364050001A

PARCEL 3
AREA =
3,880,883 S.F. ±
OR 89.093 AC. ±

BRAEMER CREEK ● GREENSPRINGS
TAX PARCEL ID#364050001A

NATURAL OPEN
SPACE EASEMENT #3
8,309 S.F. / 0.191 AC.

20' DRAINAGE EASEMENT
INSTR. #050008879

EXISTING NATURAL OPEN
SPACE EASEMENT 'Q'
INSTR. #050008879

NATURAL OPEN
SPACE EASEMENT #1
16,360 S.F. / 0.376 AC.

NATURAL OPEN
SPACE EASEMENT #2
99,238 S.F. / 2.278 AC.

100' RPA BUFFER
PER WILLIAMSBURG
ENVIRONMENTAL GROUP

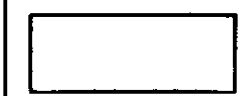
EXISTING NATURAL OPEN
SPACE EASEMENT 'L'
INSTR. #050008879

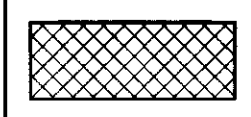
N/F
UNITED STATES OF AMERICA
2751 GREENSPRINGS
PLANTATION DRIVE
TAX PARCEL ID#4610100013
INSTR. # 020018255

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
September 26, 2014
at 10:47 AM/PM, PB PG
Document # 140015675
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge, Dep. Clerk

S Large/Small Plat(s) Recorded
herewith as # 140015675

LEGEND:

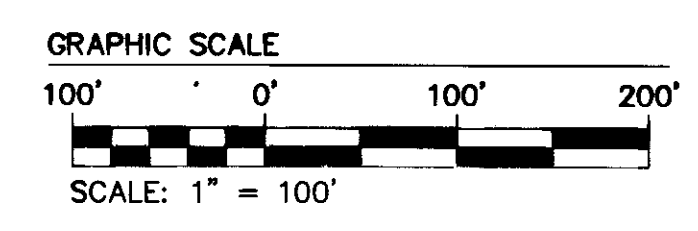
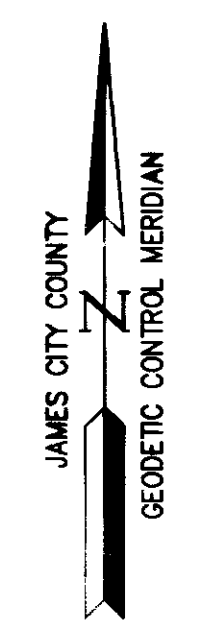
 EXISTING NATURAL OPEN SPACE EASEMENT (INSTR. #050008879)

 NATURAL OPEN SPACE EASEMENT AREAS HEREBY DEDICATED TO JAMES CITY COUNTY

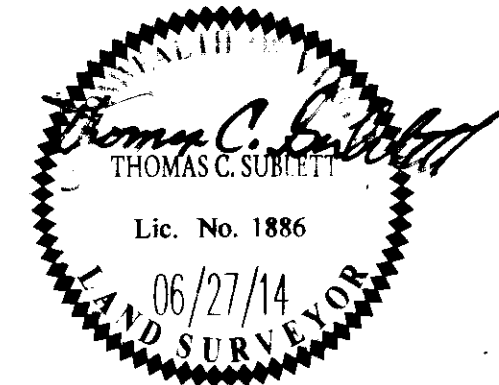
LINE	BEARING	LENGTH
L1	N53°18'40"W	35.29'
L2	N78°51'12"W	11.52'
L3	S78°53'04"W	16.15'
L4	N85°22'51"W	14.14'
L5	N63°11'44"W	9.87'
L6	N38°05'00"W	18.89'
L7	N62°18'01"W	16.94'
L8	N89°22'14"W	30.23'
L9	N22°57'33"W	23.09'
L10	N27°12'09"E	13.09'
L11	S71°37'50"E	61.74'
L12	N19°20'32"E	39.39'
L13	N87°20'19"E	38.00'
L14	N0°27'48"E	40.78'
L15	N45°57'05"E	26.94'
L16	S85°25'16"E	88.76'
L17	N55°46'26"E	41.74'
L18	S26°39'21"E	11.08'
L19	S50°57'51"W	60.65'
L20	S55°27'36"W	76.13'
L21	S41°13'40"E	61.27'
L22	S51°14'52"W	63.56'
L23	N24°47'13"E	81.29'
L24	N77°59'35"E	91.04'
L25	S76°13'08"E	31.38'

LINE	BEARING	LENGTH
L26	S22°56'35"E	55.95'
L27	S56°44'21"E	30.88'
L28	S88°11'28"E	27.35'
L29	N62°41'42"E	48.50'
L30	N43°04'51"E	62.91'
L31	N27°39'41"E	48.64'
L32	N62°01'39"E	61.03'
L33	N82°32'42"E	38.19'
L34	N42°24'38"E	34.52'
L35	N77°11'13"E	76.68'
L36	N24°30'49"E	40.16'
L37	N59°02'02"E	83.39'
L38	N77°10'12"E	62.72'
L39	N62°57'10"E	90.32'
L40	N11°0'28"W	27.42'
L41	N50°07'32"E	39.07'
L42	N89°38'59"E	20.74'
L43	N64°44'22"E	55.70'
L44	N85°17'51"E	97.90'
L45	S40°40'57"E	25.21'
L46	S49°19'03"W	90.21'
L47	S71°07'36"W	68.58'
L48	S57°42'13"W	48.33'
L49	S50°23'56"W	65.92'
L50	S44°11'42"W	116.27'

LINE	BEARING	LENGTH
L51	S61°15'58"W	150.36'
L52	S67°34'21"W	57.44'
L53	S76°37'36"W	110.95'
L54	S59°56'59"W	64.41'
L55	S44°15'06"W	28.47'
L56	S14°42'56"W	51.32'
L57	S79°37'09"W	31.71'
L58	S72°56'04"W	77.63'
L59	N81°18'55"W	37.37'
L60	N73°30'49"W	37.40'
L61	N69°38'43"W	33.53'
L62	N68°51'54"W	55.29'
L63	N35°13'28"W	39.17'
L64	N14°42'05"W	8.00'
L65	N48°08'13"E	58.61'
L66	N32°09'25"E	55.63'
L67	N41°12'57"E	34.72'
L68	N51°35'02"E	76.55'
L69	N79°22'45"E	13.92'
L70	S61°26'31"E	38.38'
L71	S32°40'56"W	45.51'
L72	S63°18'20"W	50.36'
L73	S58°46'57"W	94.11'
L74	S17°36'58"W	28.96'
L75	S71°10'52"W	45.07'



Rev	Date	Description	Revised By



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Hampton Roads | Central Virginia | Middle Peninsula

OFFSITE NATURAL OPEN SPACE EASEMENT
FOR
THE SETTLEMENT AT POWHATAN CREEK
TO BE DEDICATED TO
JAMES CITY COUNTY

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TRS/TCS
Project Number: 8656-22
Scale: 1"=100' Date: 06-27-14
Sheet Number
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