160010933

AREA TABULATION
BURWELLS BLUFF
(31 LOTS)

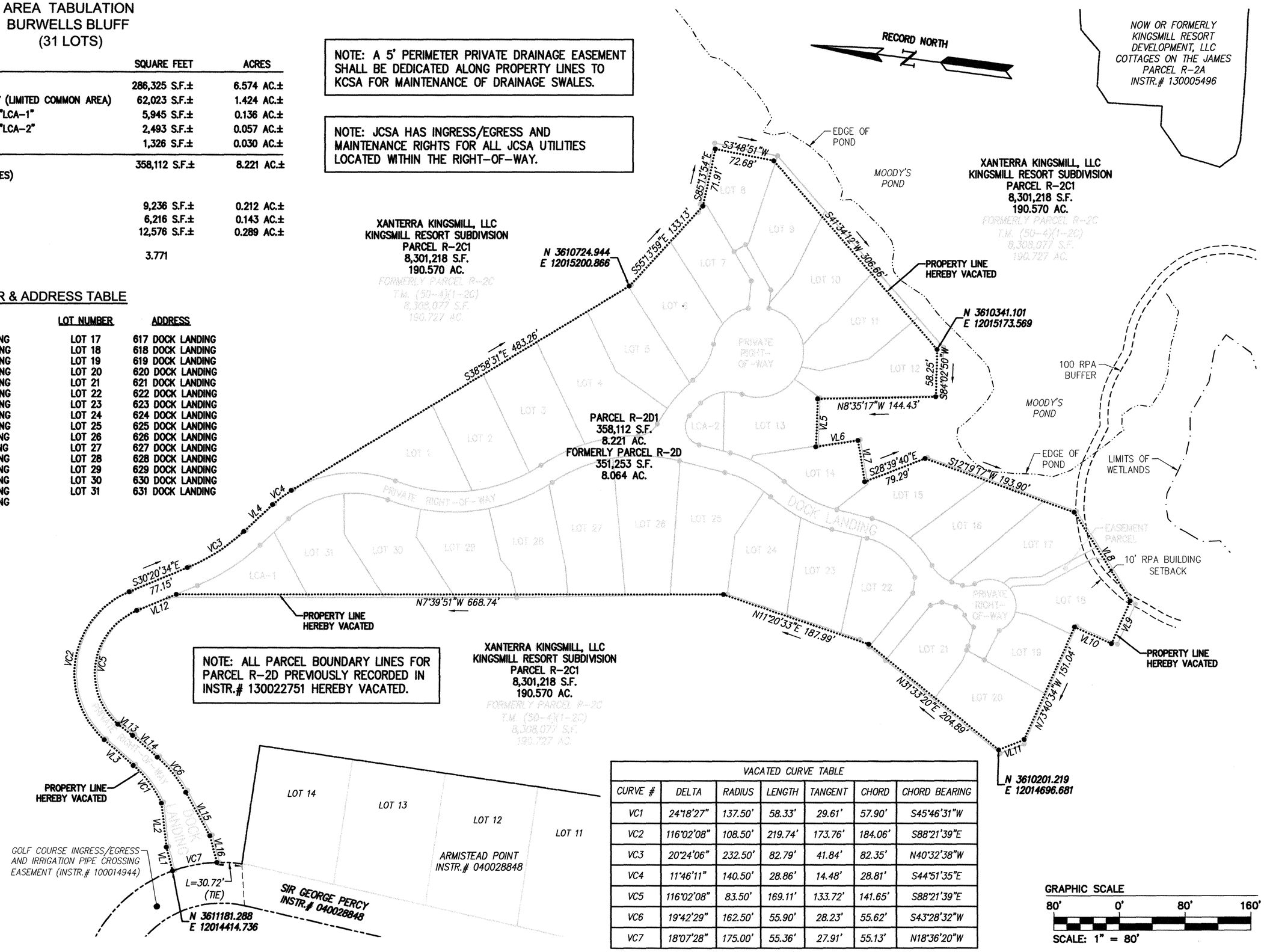
	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS 1–31	286,325 S.F.±	6.574 AC.±
AREA OF PRIVATE RIGHT–OF–WAY (LIMITED COMMON AREA)	62,023 S.F.±	1.424 AC.±
AREA OF LIMITED COMMON AREA "LCA–1"	5,945 S.F.±	0.136 AC.±
AREA OF LIMITED COMMON AREA "LCA–2"	2,493 S.F.±	0.057 AC.±
AREA OF EASEMENT PARCEL	1,326 S.F.±	0.030 AC.±
TOTAL AREA SUBDIVIDED (AREA COMPUTED TO SURVEY LINES)	358,112 S.F.±	8.221 AC.±
AVERAGE LOT SIZE	9,236 S.F.±	0.212 AC.±
SMALLEST LOT (LOT 19)	6,216 S.F.±	0.143 AC.±
LARGEST LOT (LOT 4)	12,576 S.F.±	0.289 AC.±
GROSS LOTS PER ACRE	3.771	

NOTE: A 5' PERIMETER PRIVATE DRAINAGE EASEMENT SHALL BE DEDICATED ALONG PROPERTY LINES TO KCSA FOR MAINTENANCE OF DRAINAGE SWALES.

NOTE: JCSA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCSA UTILITIES LOCATED WITHIN THE RIGHT–OF–WAY.

LOT NUMBER & ADDRESS TABLE

LOT NUMBER	ADDRESS	LOT NUMBER	ADDRESS
LOT 1	601 DOCK LANDING	LOT 17	617 DOCK LANDING
LOT 2	602 DOCK LANDING	LOT 18	618 DOCK LANDING
LOT 3	603 DOCK LANDING	LOT 19	619 DOCK LANDING
LOT 4	604 DOCK LANDING	LOT 20	620 DOCK LANDING
LOT 5	605 DOCK LANDING	LOT 21	621 DOCK LANDING
LOT 6	606 DOCK LANDING	LOT 22	622 DOCK LANDING
LOT 7	607 DOCK LANDING	LOT 23	623 DOCK LANDING
LOT 8	608 DOCK LANDING	LOT 24	624 DOCK LANDING
LOT 9	609 DOCK LANDING	LOT 25	625 DOCK LANDING
LOT 10	610 DOCK LANDING	LOT 26	626 DOCK LANDING
LOT 11	611 DOCK LANDING	LOT 27	627 DOCK LANDING
LOT 12	612 DOCK LANDING	LOT 28	628 DOCK LANDING
LOT 13	613 DOCK LANDING	LOT 29	629 DOCK LANDING
LOT 14	614 DOCK LANDING	LOT 30	630 DOCK LANDING
LOT 15	615 DOCK LANDING	LOT 31	631 DOCK LANDING
LOT 16	616 DOCK LANDING		



VACATED LINE TABLE		
LINE	BEARING	LENGTH
VL1	S67°29'51"W	30.09'
VL2	S75°56'52"W	54.17'
VL3	N33°37'17"E	47.51'
VL4	S50°44'41"E	48.05'
VL5	S84°29'43"W	58.74'
VL6	S16°06'47"E	52.02'
VL7	S73°14'40"W	51.26'
VL8	S50°11'42"W	128.59'
VL9	N73°49'56"W	57.06'
VL10	N16°35'36"E	49.64'
VL11	N29°35'11"W	33.53'
VL12	N30°20'33"W	52.26'
VL13	S28°31'21"W	22.52'
VL14	S33°37'17"W	40.28'
VL15	S53°19'47"W	61.02'
VL16	S67°29'51"W	33.67'

VACATED CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
VC1	24°18'27"	137.50'	58.33'	29.61'	57.90'	S45°46'31"W
VC2	116°02'08"	108.50'	219.74'	173.76'	184.06'	S88°21'39"E
VC3	20°24'06"	232.50'	82.79'	41.84'	82.35'	N40°32'38"W
VC4	11°46'11"	140.50'	28.86'	14.48'	28.81'	S44°51'35"E
VC5	116°02'08"	83.50'	169.11'	133.72'	141.65'	S88°21'39"E
VC6	19°42'29"	162.50'	55.90'	28.23'	55.62'	S43°28'32"W
VC7	18°07'28"	175.00'	55.36'	27.91'	55.13'	N18°36'20"W

GRAPHIC SCALE
80' 0' 80' 160'
SCALE: 1" = 80'

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
6-16-2016
at 12:08 AM/PM, PB — PG —
Document # 160010933
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

Rev.	Date	Description	Revised By

COMMONWEALTH OF VIRGINIA
ROBERT D. MANN
Lic. No. 002509
12/16/2015
LAND SURVEYOR

// Large/~~Small~~ Plat(s) Recorded herewith as # 160010933

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Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
BURWELL'S BLUFF
AT
KINGSMILL ON THE JAMES
FOR
XANTERRA KINGSMILL, LLC
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	RDM
Project Number:	7753-39
Scale: 1" = 80'	Date: 10/05/15
Sheet Number	2 OF 11