

COUNTY OF JAMES CITY
 TAX MAP NO.: 4720100001
 INSTR. #160014406
 #4900 JOHN TYLER HWY.

GIS PARCEL
 TAX MAP NO.:
 4720250008
 (SCALED FROM GIS)

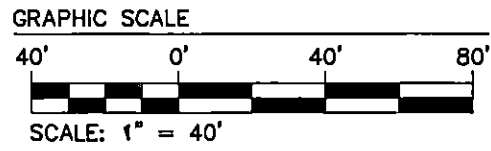
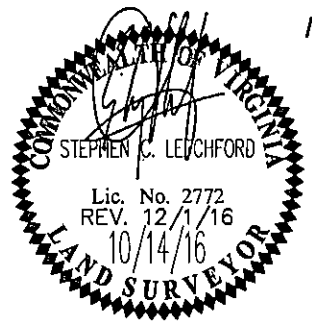
STEPHEN R. ROSE,
 A MARRIED MAN
 TAX MAP
 NO.: 4720250001
 INSTR. #110020073
 #142 COOLEY ROAD

ELIZABETH A THOMAS
 TAX MAP
 NO.: 3840900001
 INSTR. #100008082
 LOT 1
 #144 COOLEY ROAD

COOLEY DRIVE
 (60' R/W)
 PB. 30,
 PG. 24

52'± TO
 NORTH LINE OF
 DEERSPRING
 DRIVE
 22.88' (TIE)

COOLEY DRIVE
 (50' R/W)
 SHOWN ON
 DB. 120,
 PG. 428



GENERAL NOTES

- TOTAL AREA OF DRAINAGE EASEMENT DEDICATED=7,257 S.F.± OR 1.67 AC.±
 TOTAL AREA OF TEMPORARY CONSTRUCTION EASEMENT DEDICATED=15,878 S.F.± OR D.365 AC.±
- THIS PLAT IS COMPILED BASED UPON PUBLIC RECORDS 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 EASEMENTS.
- SEWER EASEMENTS SHOWN ARE APPROXIMATE LOCATION BASED ON FIELD LOCATION OF AS-BUILT SEWER LINES, WIDTH/TYPE OF EASEMENT ARE TAKEN FROM DEEDS & PLATS OF RECORD.
- SEE SHEET 2 FOR LINE/CURVE TABLES AND APPROXIMATE EASEMENT AREAS.

REVISED PER REVIEWER COMMENTS. SHEET 1 OF 2

**EASEMENT PLAT
 SHOWING
 VARIABLE WIDTH DRAINAGE EASEMENT
 & VARIABLE WIDTH TEMPORARY
 CONSTRUCTION EASEMENT DEDICATED TO
 JAMES CITY COUNTY ACROSS TAX MAP
 NUMBERS 4720250001, 3840900001 & 4720100001**

JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA

Project Contacts: SCL/DAB Scale: 1"=40'
 Project Number: W10396-06 Date: 10/14/16



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Hampton Roads | Central Virginia | Middle Peninsula

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