170023305

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C4	20°24'06"	232.50'	82.79'	41.84'	82.35'	S40°32'38"E
C5	11°46'11"	140.50'	28.86'	14.48'	28.81'	S44°51'35"E
C6	52°46'03"	140.50'	129.40'	69.70'	124.87'	S12°35'28"E
C7	55°06'10"	193.50'	186.09'	100.95'	179.00'	S13°45'32"E
C8	55°06'10"	218.50'	210.14'	113.99'	202.13'	N13°45'32"W
C9	64°32'14"	115.50'	130.10'	72.93'	123.33'	N18°28'34"W
C10	20°24'08"	257.50'	91.69'	46.34'	91.21'	N40°32'37"W

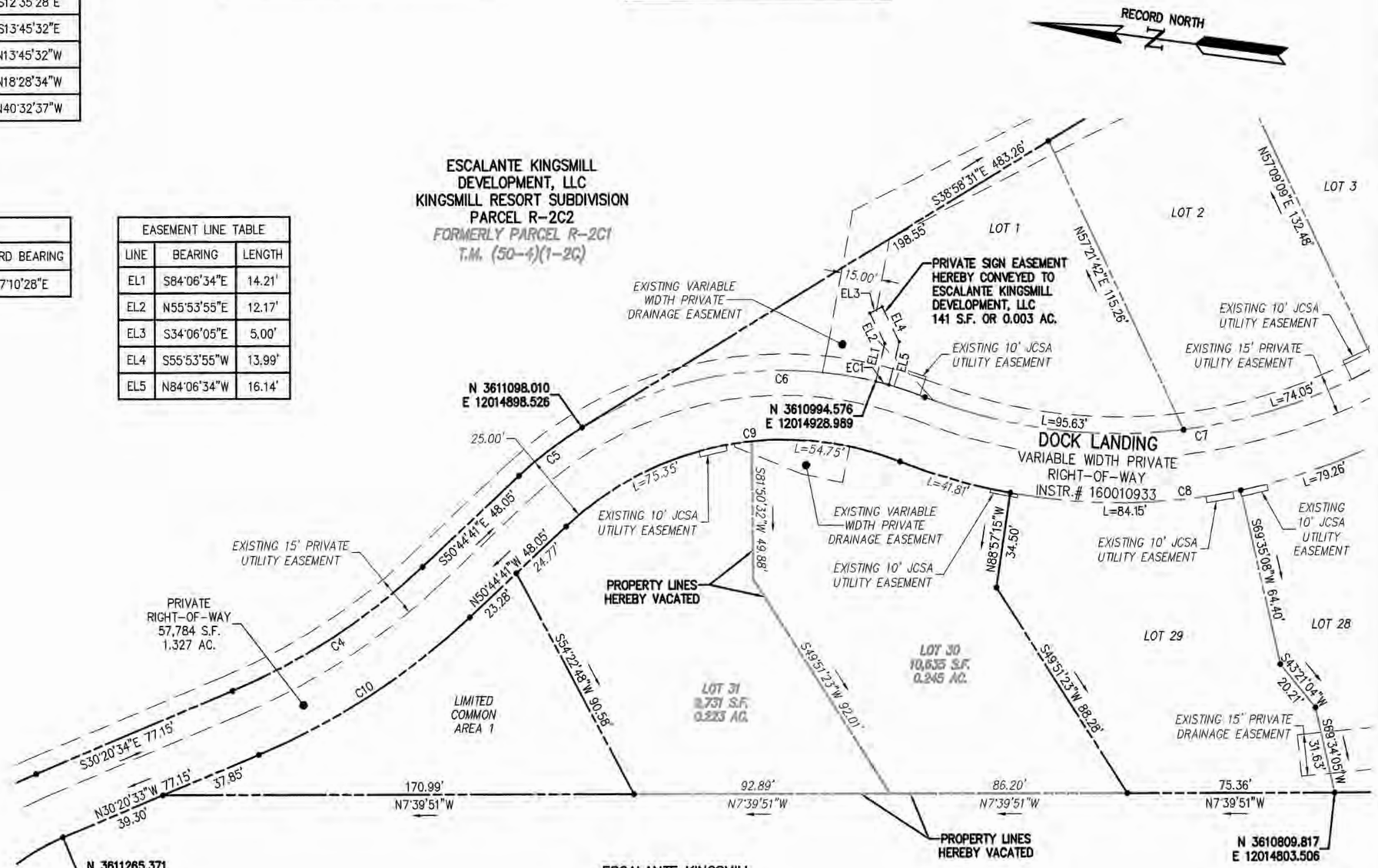
EASEMENT CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
EC1	2°02'23"	140.50'	5.00'	2.50'	5.00'	N7°10'28"E

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
EL1	S84°06'34"E	14.21'
EL2	N55°53'55"E	12.17'
EL3	S34°06'05"E	5.00'
EL4	S55°53'55"W	13.99'
EL5	N84°06'34"W	16.14'

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

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

SEE SHEET 4 FOR GENERAL NOTES.



6 Large/~~Small~~ Plat(s) Recorded herewith as # 170023305

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on Dec. 11, 2017 at 10:31 AM/~~PM~~, PB — PG —
Document # 170023305
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk
Jamie Zubillaga, D.C.

Rev.	Date	Description	Revised By

COMMONWEALTH OF VIRGINIA
ROBERT D. MANN
Lic. No. 002509
6/30/2017
LAND SURVEYOR

AES CONSULTING ENGINEERS
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Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF RESUBDIVISION
LOTS 14, 15, 21, 22, 30, AND 31
BURWELL'S BLUFF AT KINGSMILL ON THE JAMES
AND
PARCEL R-2C1, KINGSMILL RESORT SUBDIVISION
FOR
ESCALANTE KINGSMILL DEVELOPMENT, LLC
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	RDM
Project Number:	7753-39
Scale: 1" = 30'	Date: 6/30/2017
Sheet Number	5 OF 6

G:\JOBS\7753\39-Burwells Bluff\Survey\Plans\Plats\Re-Subdivision Plats\W7753-39 SUBD_02.dwg, 11/15/2017 1:43:59 PM, rdmarwell