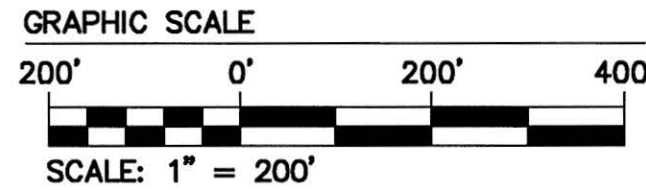


JOHN TYLER HIGHWAY - STATE ROUTE 5  
VARIABLE WIDTH R/W  
PROJ. #0199-047-F03, PE-103, RW-206, C-504  
D.B. 775, PG. 736

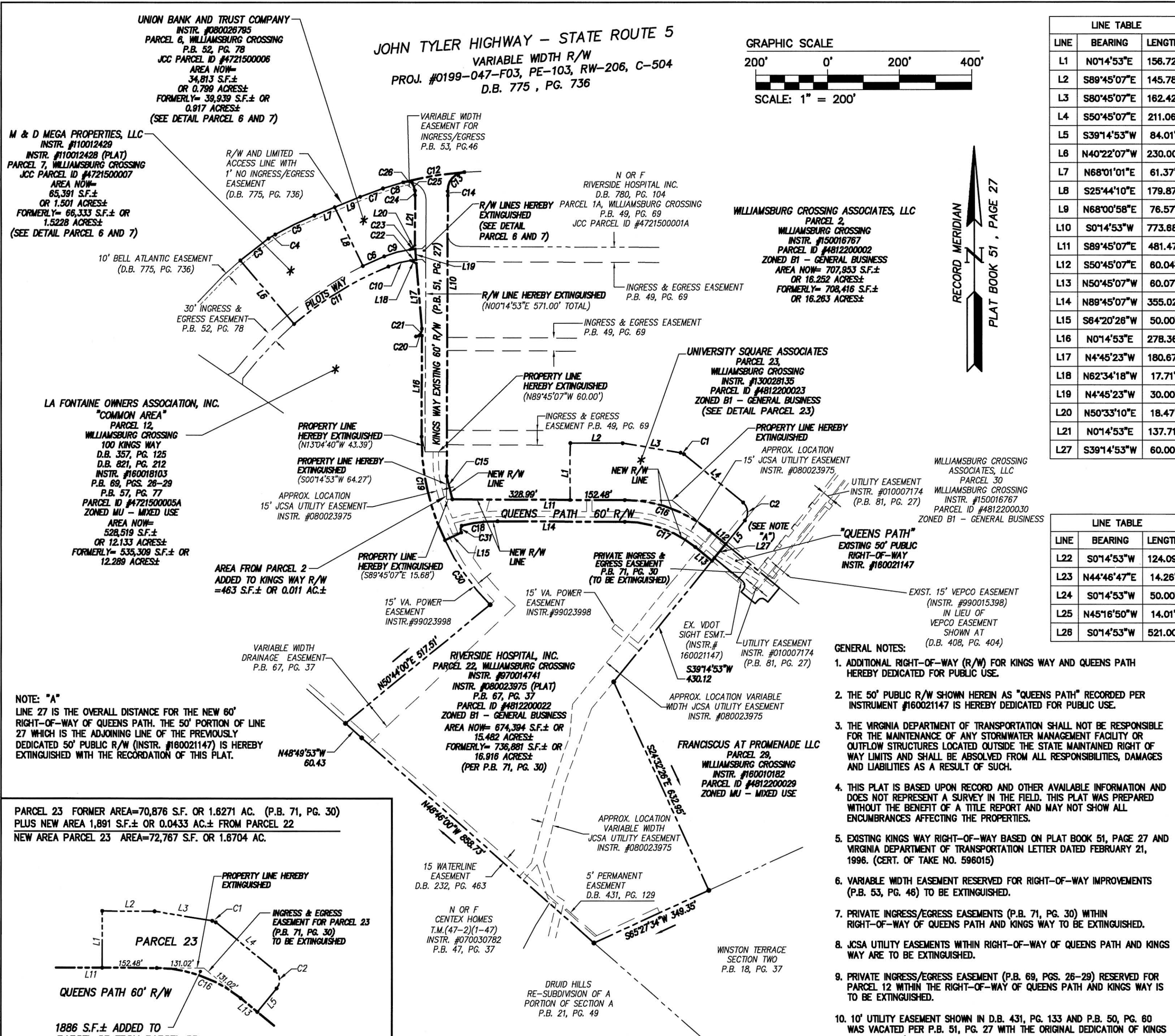


LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L27 with their respective bearings and lengths.

CURVE TABLE with columns: CURVE #, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BEARING. Lists curves C1 through C31 with their respective data.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L22 through L26 with their respective bearings and lengths.

CURVE TABLE with columns: CURVE #, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BEARING. Lists curves C27 through C29 with their respective data.

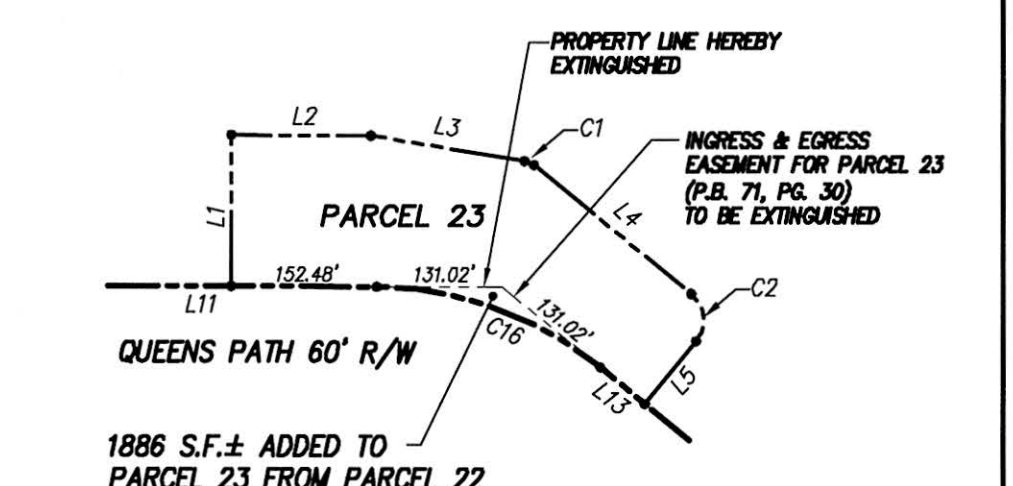


RECORD MERIDIAN  
PLAT BOOK 51, PAGE 27

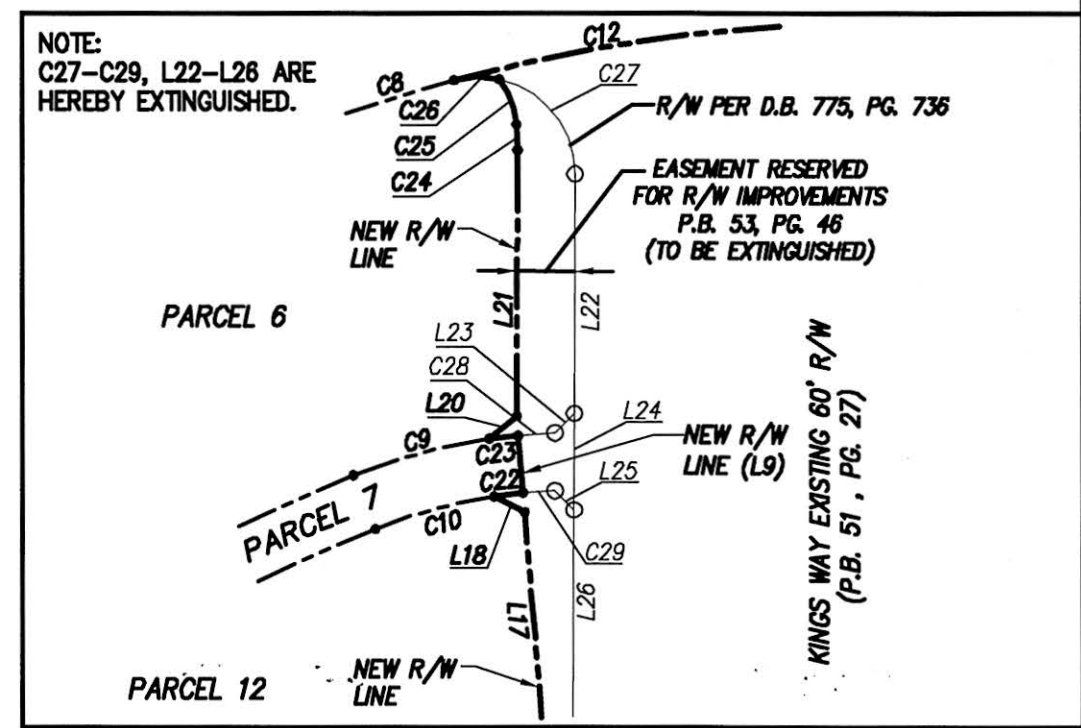
- GENERAL NOTES:
1. ADDITIONAL RIGHT-OF-WAY (R/W) FOR KINGS WAY AND QUEENS PATH HEREBY DEDICATED FOR PUBLIC USE.
2. THE 50' PUBLIC R/W SHOWN HEREIN AS "QUEENS PATH" RECORDED PER INSTRUMENT #180021147 IS HEREBY DEDICATED FOR PUBLIC USE.
3. THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFLOW STRUCTURES LOCATED OUTSIDE THE STATE MAINTAINED RIGHT OF WAY LIMITS AND SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES AND LIABILITIES AS A RESULT OF SUCH.
4. THIS PLAT IS BASED UPON RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A SURVEY IN THE FIELD. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL ENCUMBRANCES AFFECTING THE PROPERTIES.
5. EXISTING KINGS WAY RIGHT-OF-WAY BASED ON PLAT BOOK 51, PAGE 27 AND VIRGINIA DEPARTMENT OF TRANSPORTATION LETTER DATED FEBRUARY 21, 1996. (CERT. OF TAKE NO. 596015)
6. VARIABLE WIDTH EASEMENT RESERVED FOR RIGHT-OF-WAY IMPROVEMENTS (P.B. 53, PG. 48) TO BE EXTINGUISHED.
7. PRIVATE INGRESS/EGRESS EASEMENTS (P.B. 71, PG. 30) WITHIN RIGHT-OF-WAY OF QUEENS PATH AND KINGS WAY TO BE EXTINGUISHED.
8. JCSA UTILITY EASEMENTS WITHIN RIGHT-OF-WAY OF QUEENS PATH AND KINGS WAY ARE TO BE EXTINGUISHED.
9. PRIVATE INGRESS/EGRESS EASEMENT (P.B. 69, PGS. 26-29) RESERVED FOR PARCEL 12 WITHIN THE RIGHT-OF-WAY OF QUEENS PATH AND KINGS WAY IS TO BE EXTINGUISHED.
10. 10' UTILITY EASEMENT SHOWN IN D.B. 431, PG. 133 AND P.B. 50, PG. 60 WAS VACATED PER P.B. 51, PG. 27 WITH THE ORIGINAL DEDICATION OF KINGS WAY AS A 60' RIGHT-OF-WAY.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

NOTE: "A" LINE 27 IS THE OVERALL DISTANCE FOR THE NEW 60' RIGHT-OF-WAY OF QUEENS PATH. THE 50' PORTION OF LINE 27 WHICH IS THE ADJOINING LINE OF THE PREVIOUSLY DEDICATED 50' PUBLIC R/W (INSTR. #180021147) IS HEREBY EXTINGUISHED WITH THE RECORDATION OF THIS PLAT.

PARCEL 23 FORMER AREA=70,876 S.F. OR 1.6271 AC. (P.B. 71, PG. 30) PLUS NEW AREA 1,891 S.F.± OR 0.0433 AC.± FROM PARCEL 22 NEW AREA PARCEL 23 AREA=72,767 S.F. OR 1.6704 AC.



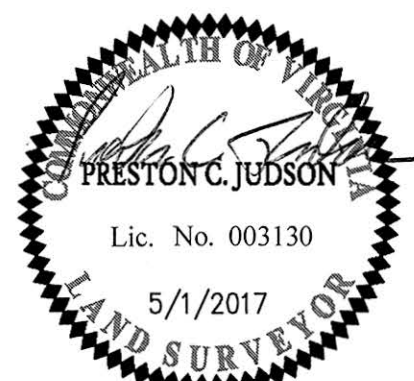
DETAIL PARCEL 23 SCALE: 1" = 200'



DETAIL PARCEL 6 AND 7 SCALE: 1" = 100'

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 21 DAY OF NOV, 2018. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:13 AM/PM INSTRUMENT # 180018682 TESTE: Elizabeth O'Connor DC MONA A. COLEY, CLERK

Table with columns: Rev, Date, Description, Revised. Includes a note: 3 Large/Small Plat(s) Recorded herewith as # 180018682



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040. Fax: (757) 220-8994. www.aesva.com

BOUNDARY LINE ADJUSTMENT & PROPERTY LINE EXTINGUISHMENT SHOWING RIGHT-OF-WAY DEDICATION OF KINGS WAY AND QUEENS PATH ON PROPERTIES OWNED BY: UNION BANK AND TRUST COMPANY, M & D MEGA PROPERTIES, LLC, LA FONTAINE OWNERS ASSOCIATION, INC., RIVERSIDE HOSPITAL, INC., UNIVERSITY SQUARE ASSOCIATES AND WILLIAMSBURG CROSSING ASSOCIATES, LLC. BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Table with Project Contacts: PCJ/JFS, Project Number: W08642-22, Scale: NOTED, Date: 05/01/2017, Sheet Number: 2 OF 3

S:\JOB\864222-KingsWay & Queens Path Plat & VDOT As-built\Survey\Plats\864222RW4-17-17.DWG, 10/20/2017 11:16:39 AM, mlaie.apponso