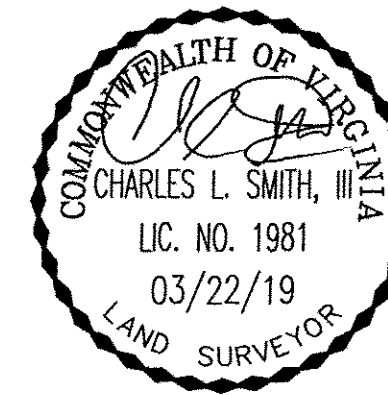


190006836



EXISTING AREA DATA		
PARCEL	SQUARE FEET	ACRES
LOT 4B	5601±	0.129±
PARCEL A	31076±	0.713±
NEW LOT A	50207±	1.153±
PARCEL B	83087±	1.907±

PROPOSED AREA DATA		
PARCEL	SQUARE FEET	ACRES
LOT A-1	84067±	1.930±
LOT B-1	85565±	1.964±
TOTAL SITE	169632±	3.894±

LINE DATA		
LINE	BEARING	LENGTH
L1	S62°30'54"W	10.25'
L2	S45°03'51"E	9.71'
L3	S43°26'19"W	3.86'

CURVE DATA						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C1	45.00'	88°18'23"	69.36'	43.69'	62.69'	S00°54'40"E
C2	3000.00'	4°25'01"	231.27'	115.69'	231.21'	S45°27'02"W
C3	32.00'	90°00'00"	50.27'	32.00'	45.25'	S01°33'41"E

EASEMENT CURVE DATA						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
EC1	45.00'	42°28'47"	33.36'	17.49'	32.60'	S22°00'08"W
EC2	3000.00'	4°14'33"	222.14'	111.12'	222.09'	S45°21'48"W
EC3	3000.00'	0°10'28"	9.13'	4.57'	9.13'	S47°34'19"W
EC4	2996.00'	4°10'23"	218.20'	109.15'	218.15'	N45°19'43"E

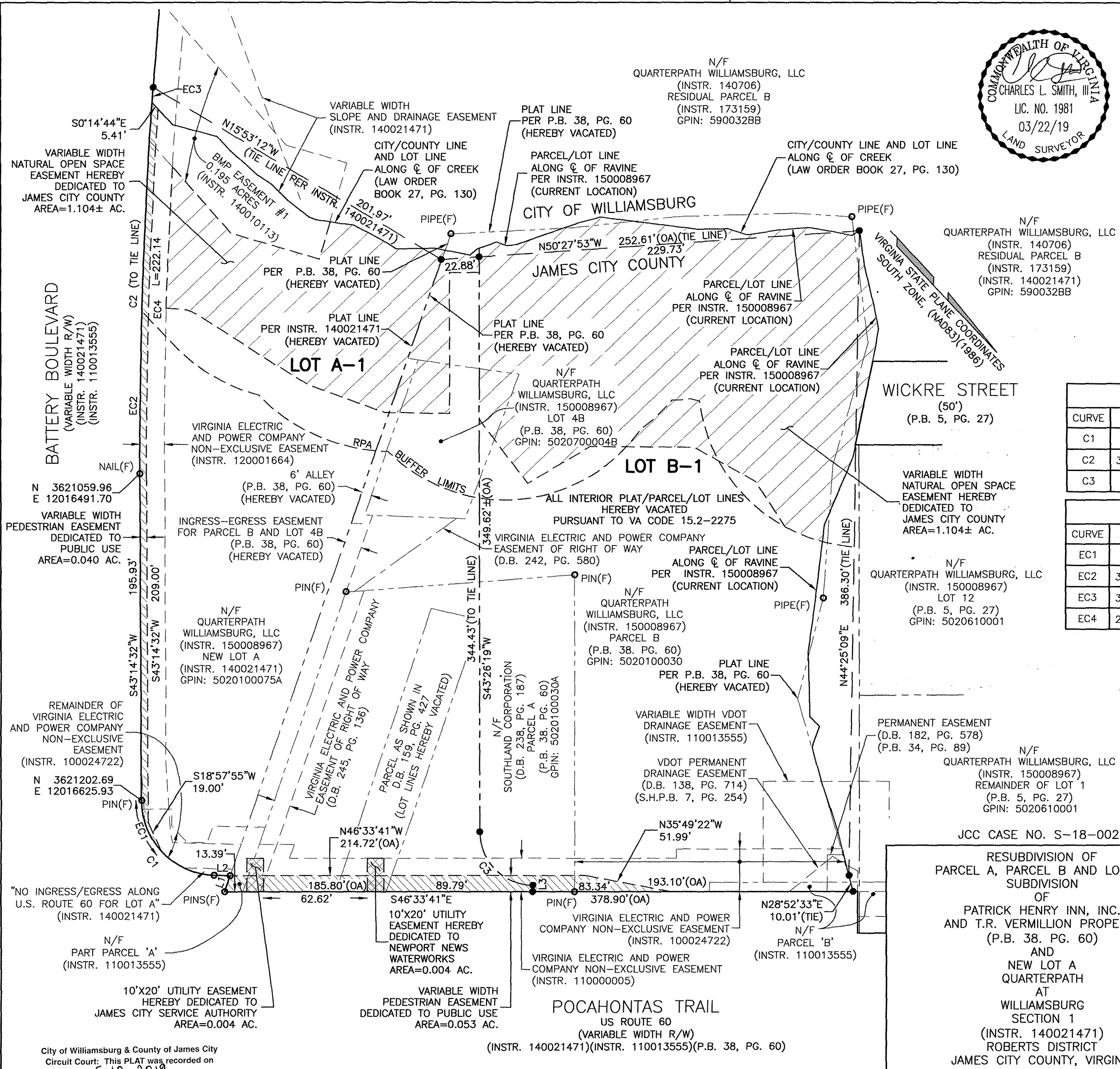
DEDICATION LEGEND

- UTILITY EASEMENTS HEREBY DEDICATED TO NEWPORT NEWS WATERWORKS AND JAMES CITY SERVICE AUTHORITY
- VARIABLE WIDTH NATURAL OPEN SPACE EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY AREA=1.104± AC.
- VARIABLE WIDTH PEDESTRIAN EASEMENT DEDICATED TO PUBLIC USE



630 N. WITCHDUCK RD. - VA BEACH, VIRGINIA 23462
P757.226.0081 - F757.226.8765
www.blakewaycorp.com

SCALE:	1" = 40'	DATE:	03/22/19
PROJ. NO.:	6160.54	AB NO.:	6160.54
SHEET	2 OF 2	F.B. - PG. -	



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 5-10-2019

at 1:10 PM, PG. 2
Document # 190006836
MONA A. FOLEY, CLERK

2 Large/Small Plat(s) Recorded
herewith as # 190006836

Clerk