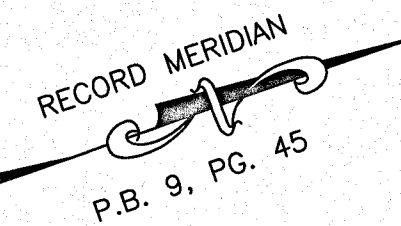
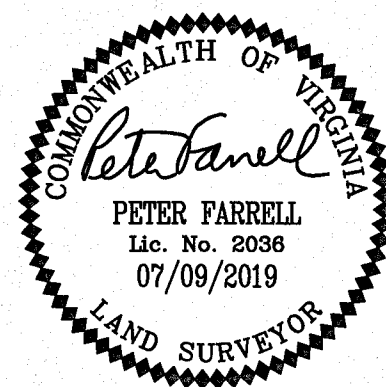


200001072

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PARCEL NO. 1	1,875,548 S.F. / 43.057 AC.	
LOT 1		130,844 S.F. / 3.004 AC.
LOT 2		133,844 S.F. / 3.073 AC.
LOT 3		232,667 S.F. / 5.341 AC.
LOT 4		408,556 S.F. / 9.379 AC.
LOT 5		955,803 S.F. / 21.942 AC.
AREA DEDICATED FOR PUBLIC USE		13,834 S.F. / 0.318 AC.

TOTAL AREA = 1,875,548 S.F. / 43.057 AC.



NEW LOT LINE TABLE

LINE	BEARING	DISTANCE
L19	S 29°28'02" W	15.83'
L20	S 29°28'02" W	27.24'
L21	S 53°28'55" E	114.48'
L22	N 46°49'25" E	151.65'
L23	N 80°24'54" E	44.40'
L24	S 80°24'54" W	44.40'
L25	S 65°12'29" E	49.25'
L26	N 65°12'29" W	49.39'

NEW LOT CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C5	1874.86'	394.43'	393.70'	N 18°42'21" E	12°03'13"
C6	1874.86'	217.02'	216.90'	N 28°48'46" E	6°37'56"
C7	2251.83'	10.55'	10.55'	N 32°15'47" E	0°16'06"
C8	2251.83'	284.38'	284.19'	N 36°00'55" E	7°14'09"
C9	450.00'	263.83'	260.06'	S 63°37'09" W	33°35'29"
C10	475.00'	145.69'	145.12'	S 71°37'41" W	17°34'26"
C11	200.00'	120.00'	118.21'	N 82°23'48" W	34°22'37"
C12	225.00'	135.00'	132.98'	N 82°23'48" W	34°22'37"
C13	1874.86'	25.00'	25.00'	N 25°06'53" E	0°45'51"

EXISTING PROPERTY LINE

LINE	BEARING	DISTANCE
L1	S 42°15'01" W	375.21'
L2	S 14°53'30" W	63.01'
L3	S 64°03'30" W	246.52'
L4	N 47°06'46" E	365.88'
L5	N 42°37'44" E	298.69'
L12	N 68°34'15" W	29.97'
L13	N 42°37'44" E	124.48'
L14	N 68°35'25" W	58.97'
L15	N 68°11'00" W	44.03'

A SUBDIVISION OF
PARCEL NO. 1, M.A. ROULAND ESTATE PROPERTY
LOTS 1 THROUGH 5

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
 DATE: 07/09/2019 JOB # 14-499

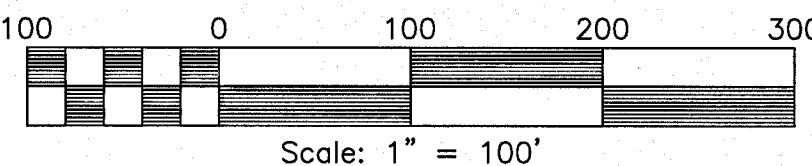


3925 Midlands Road, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 3 OF 3

JCC-S-18-0039

- LEGEND**
- IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - BSL = BUILDING SETBACK LINE
 - (P) PROPOSED PRIMARY DRAINFIELD
 - (R) PROPOSED RESERVE DRAINFIELD
 - (W) PROPOSED WELL LOCATION
 - #31 SOIL BORING
 - [Hatched] PROPOSED PRIVATE SHARED DRIVEWAY
SEE DETAIL ON SHEET 2



LOT DETAIL
 (SEE SHEET 2 FOR OVERALL BOUNDARY)

3 Large/Small Plat(s) Recorded
 herewith as # 200001072

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 Jan 24 2020
 at 2:44 AM/PM PB PG
 Document # 200001072
 MONA A. FOLEY, CLERK
 Clerk

