

FIELD LOCATED WETLANDS DELINEATED BY ROTH ENVIRONMENTAL

EX. VARIABLE WIDTH JCSA UTILITY EASEMENT (INST.#140008664)

FIELD LOCATED WETLANDS DELINEATED BY ROTH ENVIRONMENTAL

RECORD MERIDIAN  
INST. #190006391

PARCEL 1B  
378,730.0 S.F.  
8.69 ACRES

NATURAL OPEN SPACE EASEMENT TO BE VACATED (AREA=3,160 S.F.±)

RPA SHOWN PER FIELD DELINEATED WETLANDS

NATURAL OPEN SPACE EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY (AREA=5,040 S.F.±)

VIRGINIA STATE ROUTE 30

ROCHAMBEAU DRIVE  
250' PUBLIC R/W/W  
(INST #030001378)

N 68°58'24" W 1203.58'

EXISTING 20'x40' VDOT MAINTENANCE AND ACCESS EASEMENT

N 20°12'45" E 250.79' (TOTAL)

LINE	BEARING	DISTANCE
L1	N 68°58'24" W	141.40'
L2	N 21°01'36" E	60.00'
L3	S 68°58'24" E	84.00'
L4	N 21°01'36" E	60.00'
L5	N 68°58'24" W	225.40'
L6	N 71°39'23" E	86.42'
L7	S 25°04'50" E	28.95'
L8	S 21°01'18" W	71.00'
L9	N 89°11'00" E	54.25'
L10	S 20°33'42" W	13.85'
L11	S 58°21'02" W	7.58'
L12	N 74°11'38" W	34.52'
L13	S 86°05'44" W	34.99'
L14	S 21°01'18" W	89.76'
L15	S 25°04'50" E	21.90'
L16	S 77°19'25" E	25.80'

**ADDRESS:**  
3825 ROCHAMBEAU DRIVE  
JAMES CITY COUNTY, VIRGINIA

<p>DATE: 06/17/20 SCALE: 1"=100' JOB# 17-574 CAD File 17-574 CON.dwg</p>	<p>JAMES CITY COUNTY</p>
<p>REFERENCES: INST. #190006391</p>	<p>EXHIBIT SHOWING NATURAL OPEN SPACE ADJUSTMENT <b>PIN: 1310100003B</b> <b>3825 ROCHAMBEAU DRIVE</b></p>
<p>VIRGINIA</p>	

**LandTech Resources, Inc.**

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