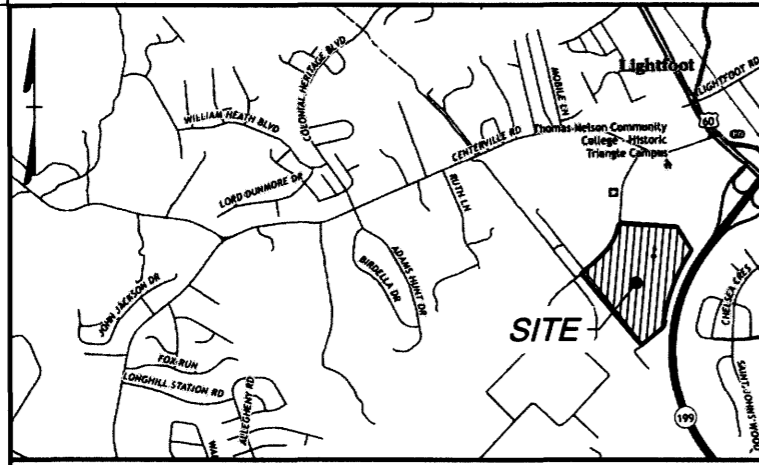


202204299



VICINITY MAP  
SCALE: 1" = 2000'

**SURVEY NOTES:**

1. SOURCE OF MERIDIAN: PLAT BY TIMMONS GROUP TITLE "PLAT SHOWING 54.177 ACRES OF LAND LYING SOUTH OF OPPORTUNITY WAY AND WEST HUMELSINE PARKWAY ROUTE 199" AND IS RECORDED IN THE CLERK OF CIRCUIT COURT, JAMES CITY COUNTY VIRGINIA IN INSTRUMENT #080027641.
2. THIS EASEMENT PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT THIS PROPERTY IS SUBJECT TO. EASEMENTS, SERVIDUTES, COVENANTS AND RESTRICTIONS OF RECORDS.
3. NATURAL OPEN SPACE EASEMENTS SHOW HEREON ARE HEREBY BE CONVEYED TO JAMES CITY COUNTY.
4. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DRAWING.
5. MATTERS PERTAINING TO ARCHAEOLOGICAL OR HISTORICAL FEATURES, WETLANDS OR FLOOD CONDITIONS, IF ANY, HAVE NOT BEEN ADDRESSED AS PART OF THIS SURVEY.
6. PHYSICAL IMPROVEMENTS SHOWN HEREON ARE TAKEN FROM A PLAN PREPARED BY TIMMONS GROUP. THIS IS NOT A PHYSICAL SURVEY.
7. NATURAL OPEN SPACE EASEMENT TOTAL ACRES = 9.723.

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY COUNTY OF JAMES CITY, VIRGINIA TO WILLIAMSBURG-JAMES CITY COUNTY PUBLIC SCHOOL BOARD BY DEED, DATED NOVEMBER 6TH, 2008 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT 080027641.

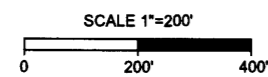
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCE OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF EASEMENTS WITHIN THE COUNTY.

JANUARY 24, 2022      ROBERT D. MANN, L.S.  
DATE                              NAME  
NAME PRINTED

**LEGEND**

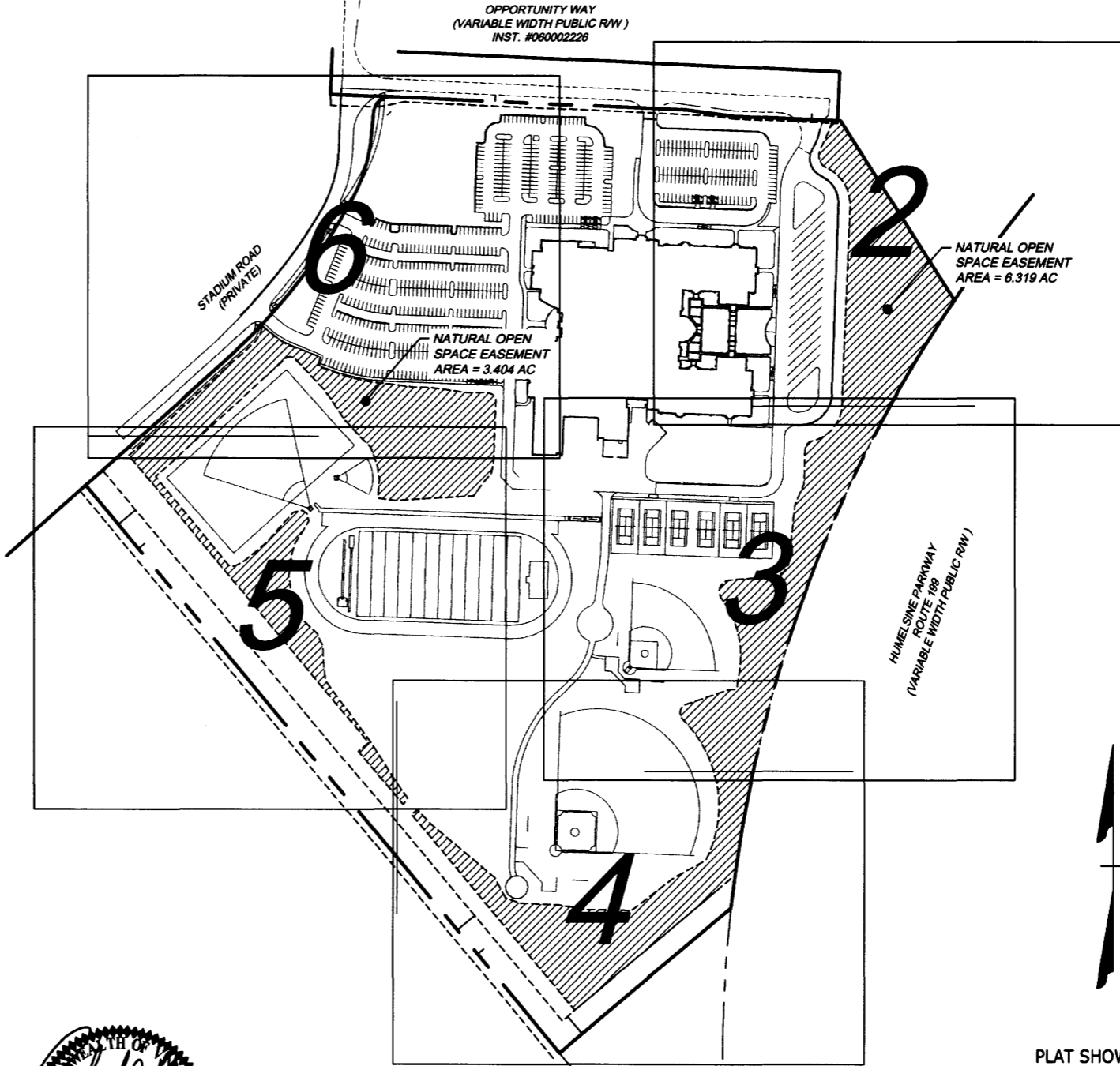
	PROPERTY LINE
	EASEMENT LINE
	NATURAL OPEN SPACE EASEMENT



JCC Subdivision Agent  
Approval Not Required



17 Mar 2022



PLAT SHOWING  
NATURAL OPEN SPACE EASEMENT  
WARHILL HIGH SCHOOL  
WILLIAMSBURG - JAMES CITY COUNTY  
PUBLIC SCHOOL

Powhatan District	James City County, Va.
Date: January 25, 2022	Scale 1" = 200'
Sheet 1 Of 6	J.N.: 48656
Drawn By: M. Little	Check By: R. Mann

**TIMMONS GROUP**

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City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
March 18, 2022

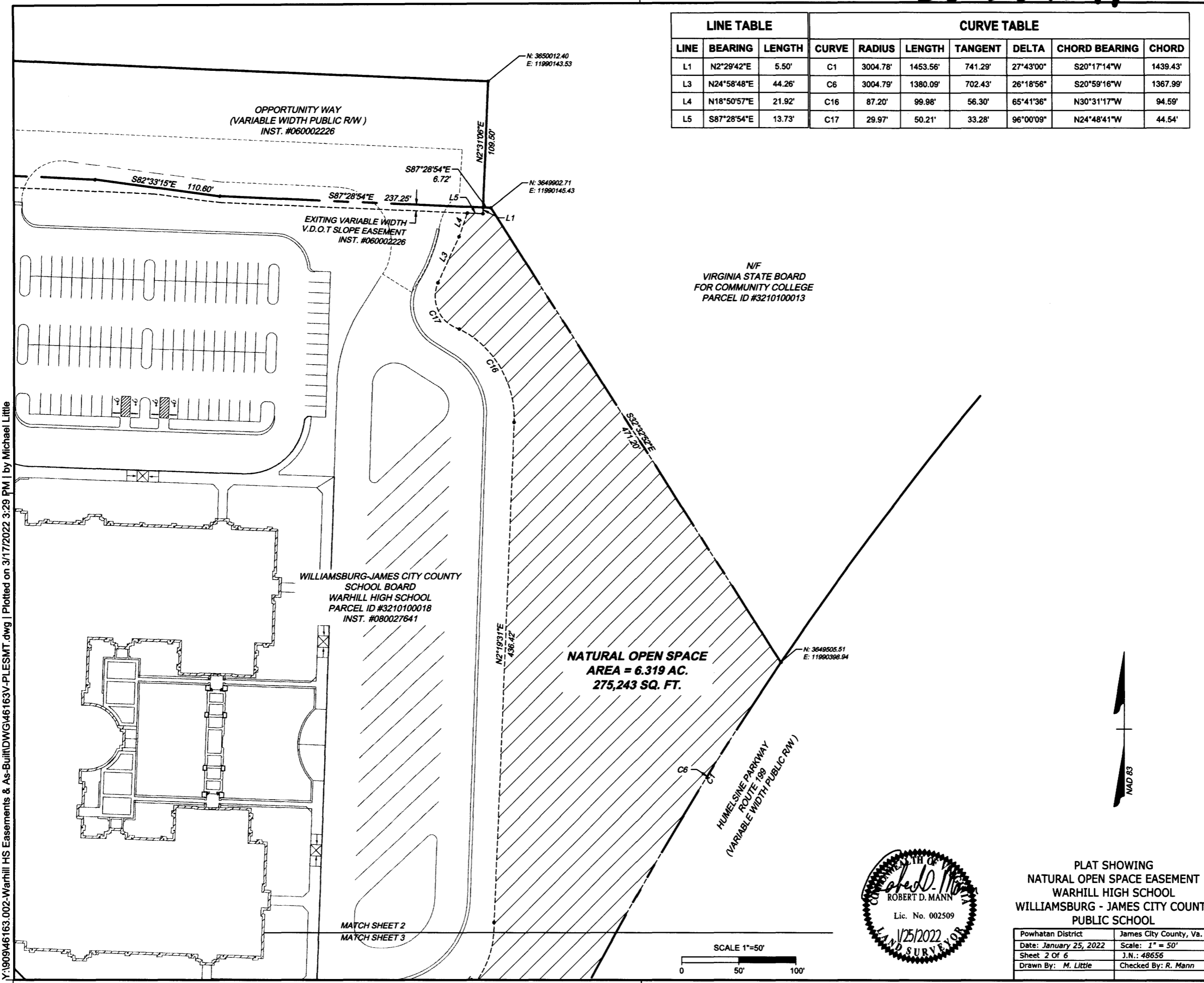
at 9:46 AM/PM, PB PG  
Document # 202204922  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk

Large Small Plat(s) Recorded  
herewith as # 202204299

202204299

LINE TABLE			CURVE TABLE						
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
L1	N2°29'42"E	5.50'	C1	3004.78'	1453.56'	741.29'	27°43'00"	S20°17'14"W	1439.43'
L3	N24°58'48"E	44.26'	C6	3004.79'	1380.09'	702.43'	26°18'56"	S20°59'16"W	1367.99'
L4	N18°50'57"E	21.92'	C16	87.20'	99.98'	56.30'	65°41'36"	N30°31'17"W	94.59'
L5	S87°28'54"E	13.73'	C17	29.97'	50.21'	33.28'	96°00'09"	N24°48'41"W	44.54'

Y:\190946163-002-Warhill HS Easements & As-Built\DWG\46163V-PLESMT.dwg | Plotted on 3/17/2022 3:29 PM | by Michael Little



PLAT SHOWING  
 NATURAL OPEN SPACE EASEMENT  
 WARHILL HIGH SCHOOL  
 WILLIAMSBURG - JAMES CITY COUNTY  
 PUBLIC SCHOOL

Powhatan District	James City County, Va.
Date: January 25, 2022	Scale: 1" = 50'
Sheet 2 Of 6	J.N.: 48656
Drawn By: M. Little	Checked By: R. Mann

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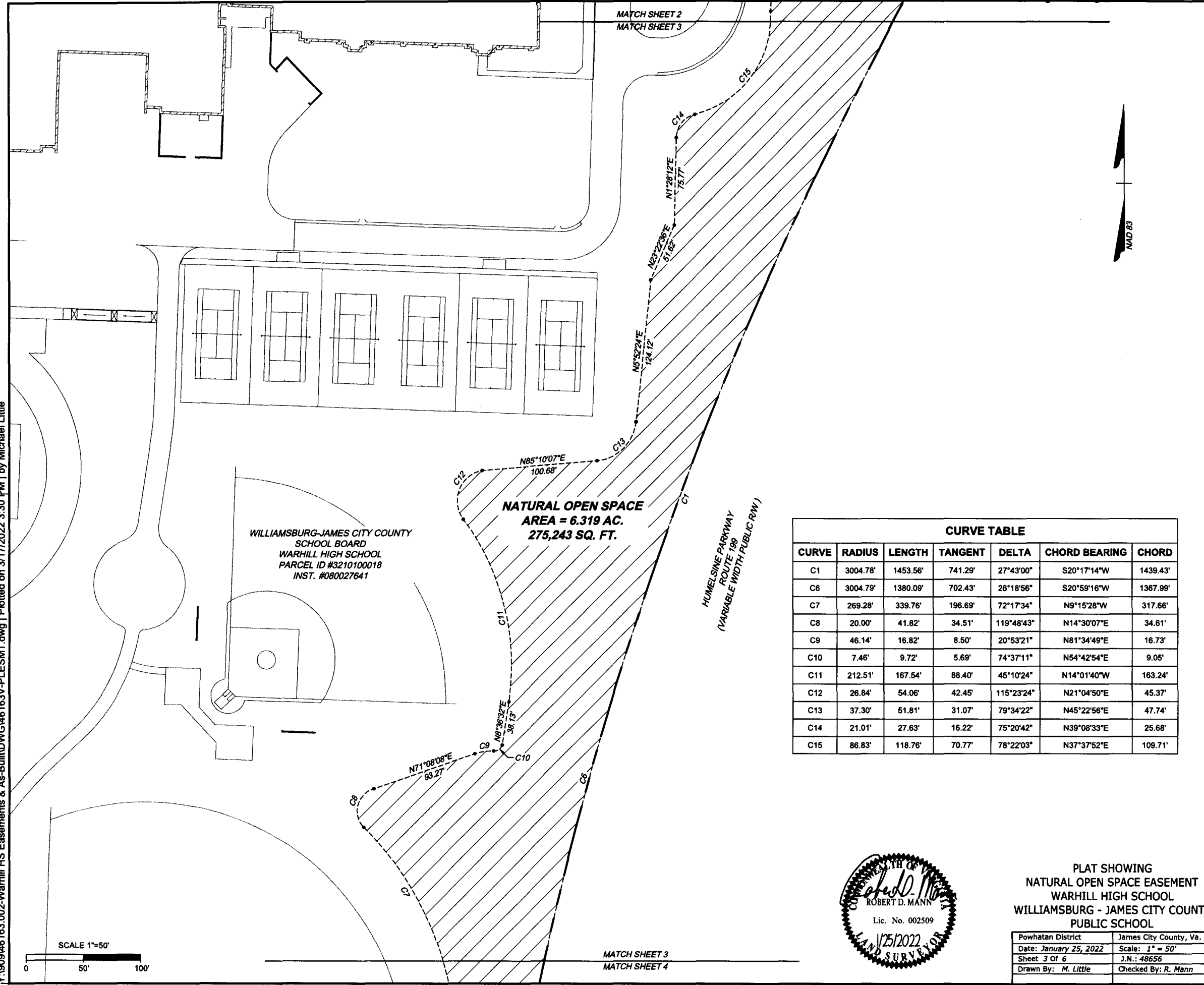
City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
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 Document # 202204299

6-Large Small Plat(s) Recorded  
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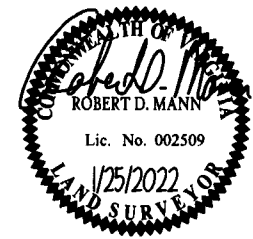
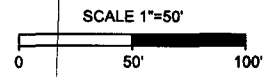
MONA A. FOLEY, CLERK  
 Clerk

202204299

Y:\190946163.002-Warhill HS Easements & As-Built\DWG\46163V-PLSMT.dwg | Plotted on 3/17/2022 3:30 PM | by Michael Little



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	3004.78'	1453.56'	741.29'	27°43'00"	S20°17'14"W	1439.43'
C6	3004.79'	1380.09'	702.43'	26°18'56"	S20°59'16"W	1367.99'
C7	269.28'	339.76'	196.69'	72°17'34"	N9°15'28"W	317.66'
C8	20.00'	41.82'	34.51'	119°48'43"	N14°30'07"E	34.61'
C9	46.14'	16.82'	8.50'	20°53'21"	N81°34'49"E	16.73'
C10	7.46'	9.72'	5.69'	74°37'11"	N54°42'54"E	9.05'
C11	212.51'	167.54'	88.40'	45°10'24"	N14°01'40"W	163.24'
C12	26.84'	54.06'	42.45'	115°23'24"	N21°04'50"E	45.37'
C13	37.30'	51.81'	31.07'	79°34'22"	N45°22'56"E	47.74'
C14	21.01'	27.63'	16.22'	75°20'42"	N39°08'33"E	25.68'
C15	86.83'	118.76'	70.77'	78°22'03"	N37°37'52"E	109.71'



PLAT SHOWING  
NATURAL OPEN SPACE EASEMENT  
WARHILL HIGH SCHOOL  
WILLIAMSBURG - JAMES CITY COUNTY  
PUBLIC SCHOOL

Powhatan District	James City County, Va.
Date: January 25, 2022	Scale: 1" = 50'
Sheet 3 Of 6	J.N.: 48656
Drawn By: M. Little	Checked By: R. Mann

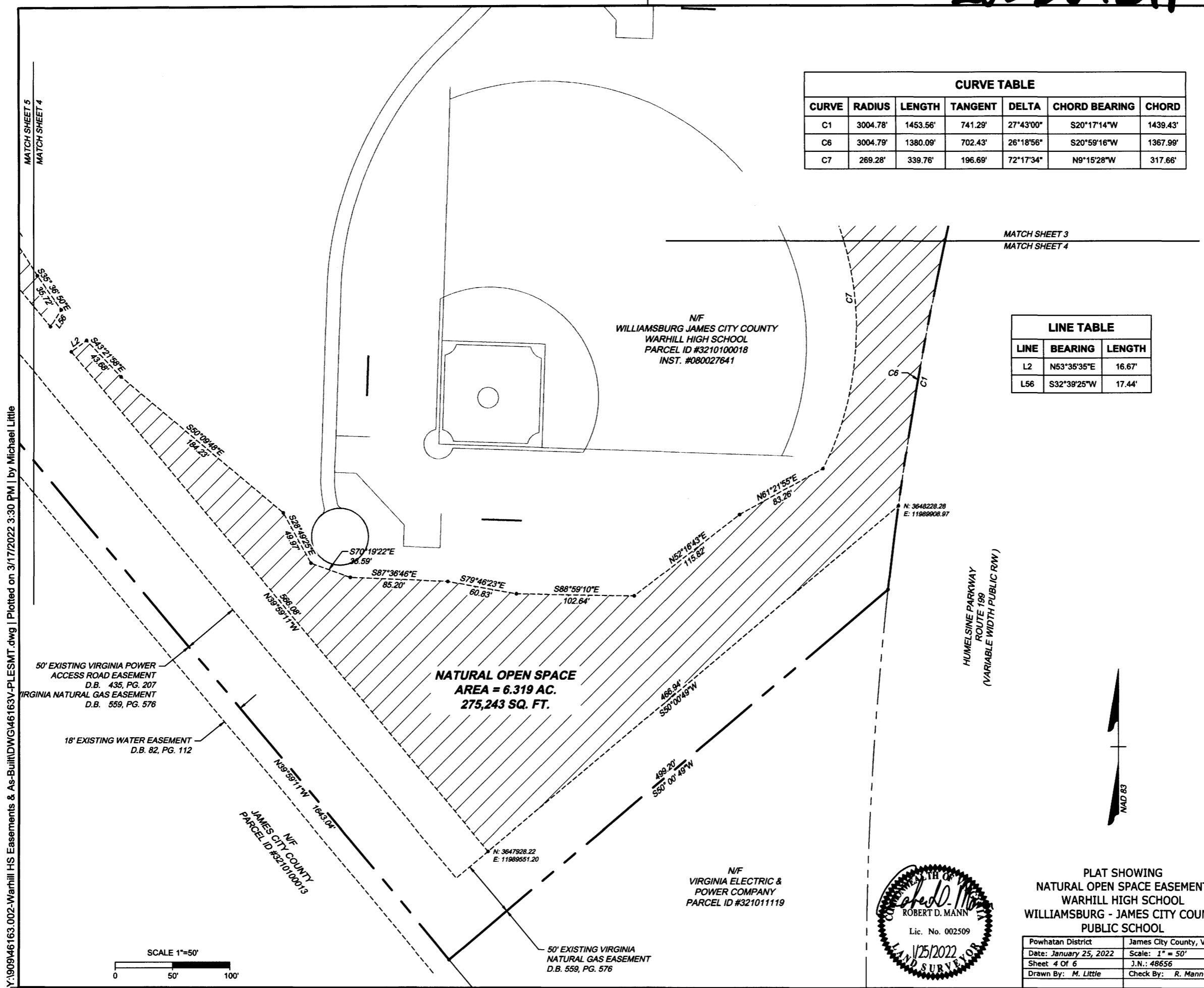
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Mona A. Foley, Clerk

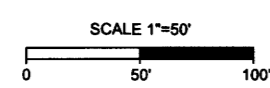
Large Small Plat(s) Recorded  
herewith as # 202204299

202204299



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	3004.78'	1453.56'	741.29'	27°43'00"	S20°17'14"W	1439.43'
C6	3004.79'	1380.09'	702.43'	26°18'56"	S20°59'16"W	1367.99'
C7	269.28'	339.76'	196.69'	72°17'34"	N9°15'28"W	317.66'

LINE TABLE		
LINE	BEARING	LENGTH
L2	N53°35'35"E	16.67'
L56	S32°39'25"W	17.44'



PLAT SHOWING  
NATURAL OPEN SPACE EASEMENT  
WARHILL HIGH SCHOOL  
WILLIAMSBURG - JAMES CITY COUNTY  
PUBLIC SCHOOL

Powhatan District	James City County, Va.
Date: January 25, 2022	Scale: 1" = 50'
Sheet 4 Of 6	J.N.: 48656
Drawn By: M. Little	Check By: R. Mann

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Circuit Court: This PLAT was recorded on  
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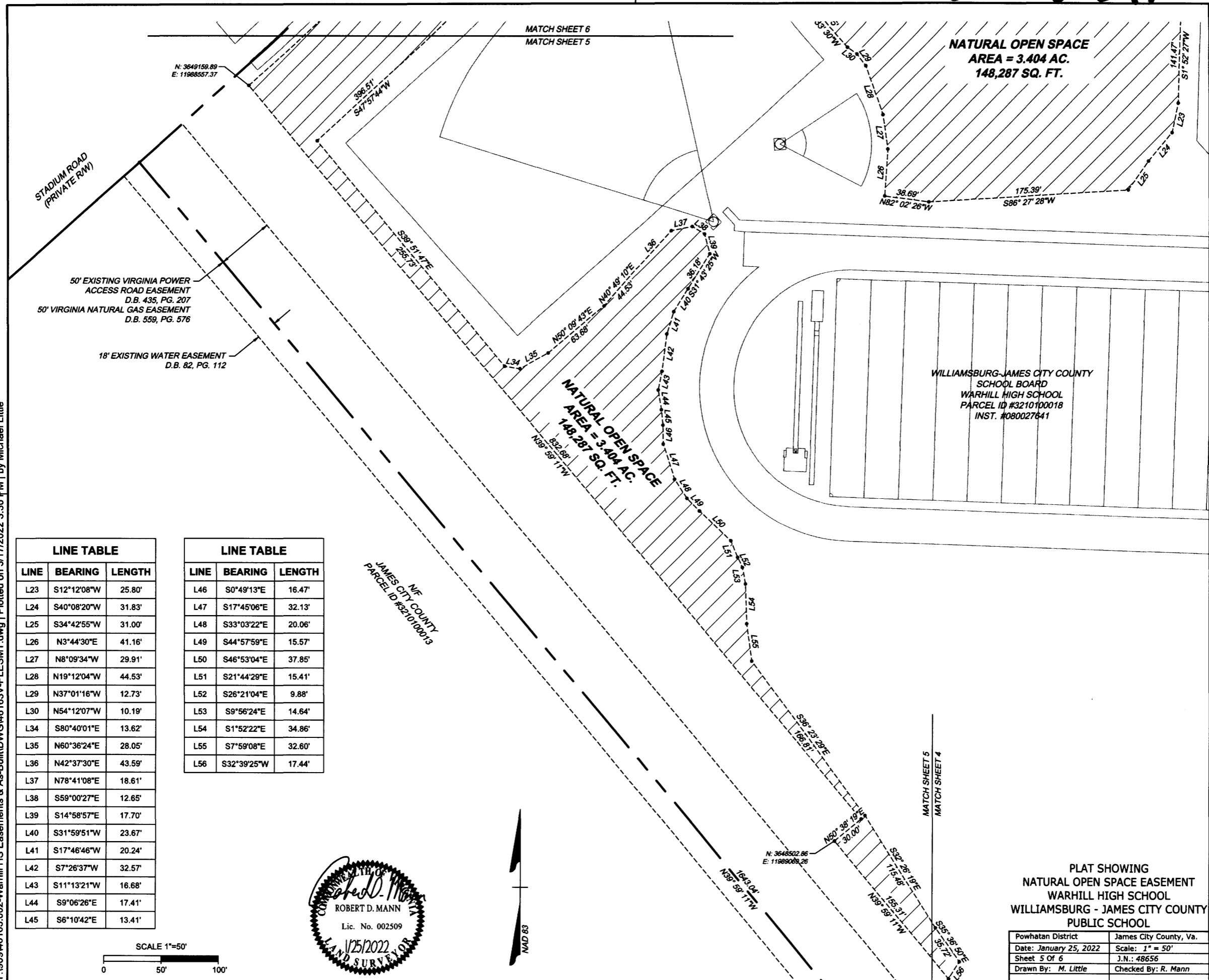
Large (Small Plat(s) Recorded  
202204299

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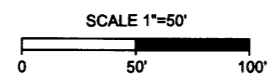
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LINE TABLE		
LINE	BEARING	LENGTH
L23	S12°12'08"W	25.80'
L24	S40°08'20"W	31.83'
L25	S34°42'55"W	31.00'
L26	N3°44'30"E	41.16'
L27	N8°09'34"W	29.91'
L28	N19°12'04"W	44.53'
L29	N37°01'16"W	12.73'
L30	N54°12'07"W	10.19'
L34	S80°40'01"E	13.62'
L35	N60°36'24"E	28.05'
L36	N42°37'30"E	43.59'
L37	N78°41'08"E	18.61'
L38	S59°00'27"E	12.65'
L39	S14°58'57"E	17.70'
L40	S31°59'51"W	23.67'
L41	S17°46'46"W	20.24'
L42	S7°26'37"W	32.57'
L43	S11°13'21"W	16.68'
L44	S9°06'26"E	17.41'
L45	S6°10'42"E	13.41'

LINE TABLE		
LINE	BEARING	LENGTH
L46	S0°49'13"E	16.47'
L47	S17°45'06"E	32.13'
L48	S33°03'22"E	20.06'
L49	S44°57'59"E	15.57'
L50	S46°53'04"E	37.85'
L51	S21°44'29"E	15.41'
L52	S26°21'04"E	9.88'
L53	S9°56'24"E	14.64'
L54	S1°52'22"E	34.86'
L55	S7°59'08"E	32.60'
L56	S32°39'25"W	17.44'

ROBERT D. MANN  
 Lic. No. 002509  
 LAND SURVEYOR



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herew. as # 202204299  
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PLAT SHOWING  
 NATURAL OPEN SPACE EASEMENT  
 WARHILL HIGH SCHOOL  
 WILLIAMSBURG - JAMES CITY COUNTY  
 PUBLIC SCHOOL  
 Powhatan District James City County, Va.  
 Date: January 25, 2022 Scale: 1" = 50'  
 Sheet 5 Of 6 J.N.: 48656  
 Drawn By: M. Little Checked By: R. Mann

202204299

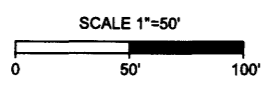
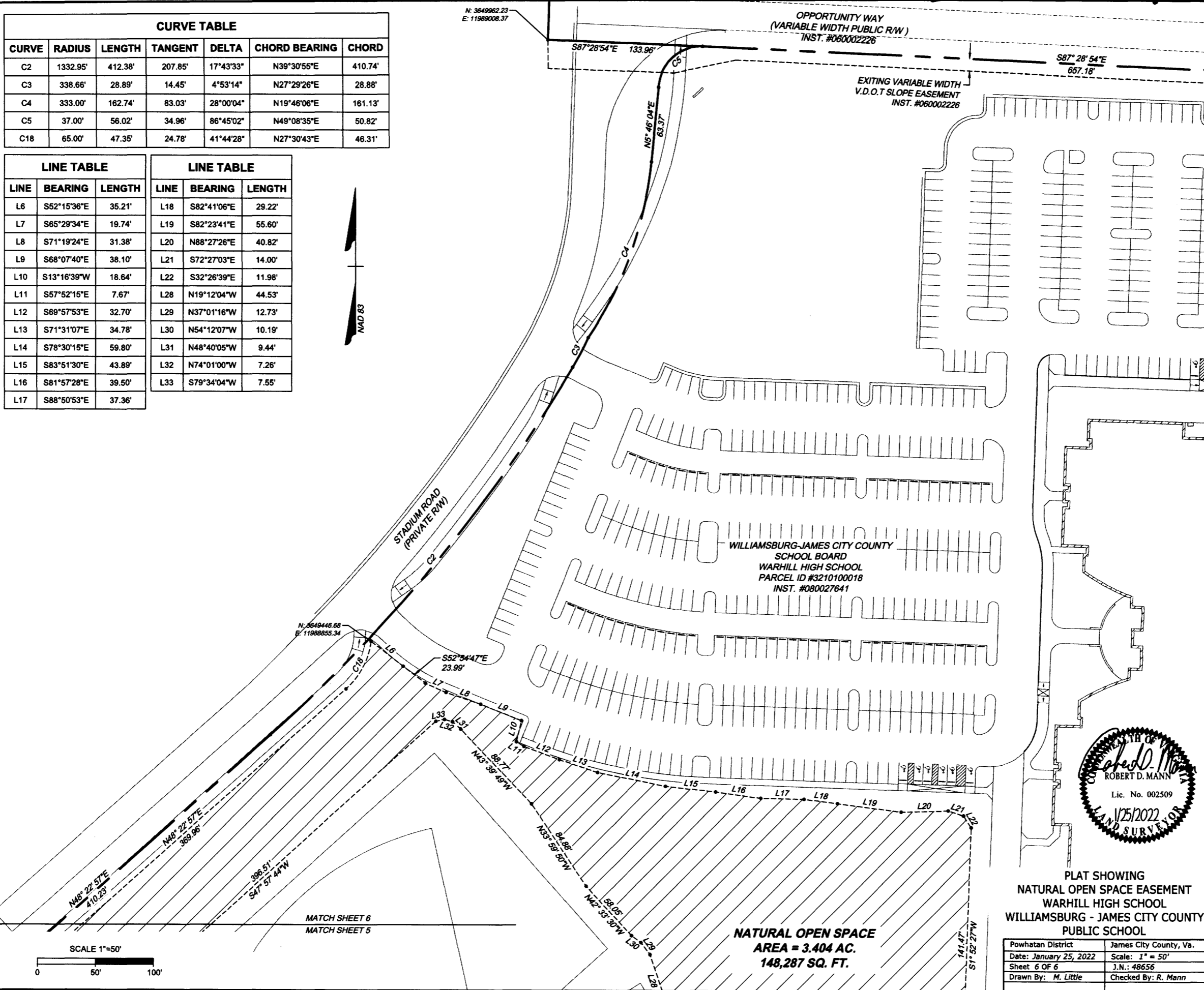
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C2	1332.95'	412.38'	207.85'	17°43'33"	N39°30'55"E	410.74'
C3	338.66'	28.89'	14.45'	4°53'14"	N27°29'26"E	28.88'
C4	333.00'	162.74'	83.03'	28°00'04"	N19°46'06"E	161.13'
C5	37.00'	56.02'	34.96'	86°45'02"	N49°08'35"E	50.82'
C18	65.00'	47.35'	24.78'	41°44'28"	N27°30'43"E	46.31'

LINE TABLE		
LINE	BEARING	LENGTH
L6	S52°15'36"E	35.21'
L7	S65°29'34"E	19.74'
L8	S71°19'24"E	31.38'
L9	S68°07'40"E	38.10'
L10	S13°16'39"W	18.64'
L11	S57°52'15"E	7.67'
L12	S69°57'53"E	32.70'
L13	S71°31'07"E	34.78'
L14	S78°30'15"E	59.80'
L15	S83°51'30"E	43.89'
L16	S81°57'28"E	39.50'
L17	S88°50'53"E	37.36'

LINE TABLE		
LINE	BEARING	LENGTH
L18	S82°41'06"E	29.22'
L19	S82°23'41"E	55.60'
L20	N88°27'26"E	40.82'
L21	S72°27'03"E	14.00'
L22	S32°26'39"E	11.98'
L28	N19°12'04"W	44.53'
L29	N37°01'16"W	12.73'
L30	N54°12'07"W	10.19'
L31	N48°40'05"W	9.44'
L32	N74°01'00"W	7.26'
L33	S79°34'04"W	7.55'

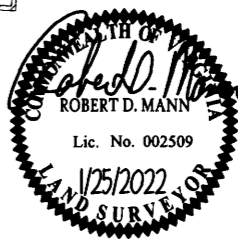


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PLAT SHOWING  
 NATURAL OPEN SPACE EASEMENT  
 WARHILL HIGH SCHOOL  
 WILLIAMSBURG - JAMES CITY COUNTY  
 PUBLIC SCHOOL  
 Powhatan District James City County, Va.  
 Date: January 25, 2022 Scale: 1" = 50'  
 Sheet 6 OF 6 J.N.: 48656  
 Drawn By: M. Little Checked By: R. Mann

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*Mona A. Foley*, Clerk