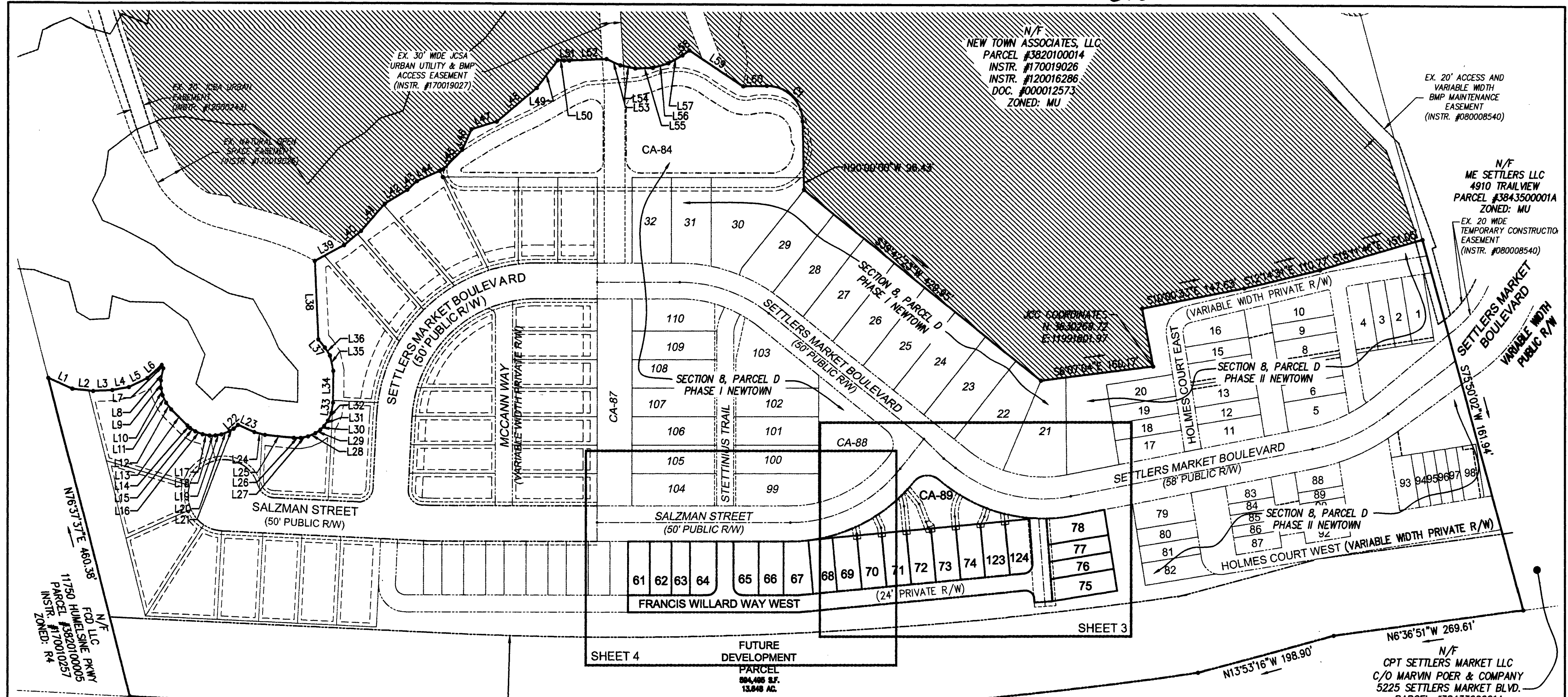


202205369



JCC COORDINATES
N: 3631727.10
E: 11991168.22

N3°56'07"E 415.30'

110' COMMUNITY CHARACTER CORRIDOR BUFFER

STATE ROUTE 199
VARIABLE WIDTH PUBLIC R/W
(LIMITED ACCESS)
(PROJECT 0199-047-F03, RW-205-C503)
(INSTRUMENT #010005794)

Δ=11°11'15"
R=5639.58'
L=1101.18'
T=552.34'
C=1099.43'
C.B.=N1°39'31"W

N13°53'16"W 198.90'

N6°36'51"W 269.61'
N/F
CPT SETTLERS MARKET LLC
C/O MARVIN POER & COMPANY
5225 SETTLERS MARKET BLVD.
PARCEL #3843300001A
INSTR. #150011795
ZONED: MU

LINE	BEARING	LENGTH
L1	S25°08'28"W	36.73'
L2	S6°40'59"W	29.05'
L3	S1°40'07"E	27.38'
L4	S8°37'17"E	24.18'
L5	S23°59'06"E	29.36'
L6	S40°30'49"E	28.22'
L7	S67°07'10"W	5.17'
L8	N77°46'32"W	17.53'
L9	N89°42'36"W	10.87'
L10	S78°13'16"W	10.15'

LINE	BEARING	LENGTH
L11	S65°47'27"W	11.50'
L12	S52°19'42"W	11.94'
L13	S45°28'11"W	32.11'
L14	S45°28'11"W	4.93'
L15	S33°11'02"W	8.94'
L16	S23°18'35"W	10.99'
L17	S11°18'12"W	9.93'
L18	S0°53'36"W	8.22'
L19	S8°47'07"E	8.66'
L20	S20°44'12"E	12.16'

LINE	BEARING	LENGTH
L21	S31°33'07"E	6.68'
L22	S39°57'42"E	8.02'
L23	S24°51'19"W	25.20'
L24	S15°58'37"W	15.43'
L25	S7°05'55"W	40.98'
L26	S1°28'13"W	9.81'
L27	S10°08'44"E	10.43'
L28	S22°32'38"E	11.17'
L29	S33°48'17"E	8.45'
L30	S43°01'49"E	7.63'

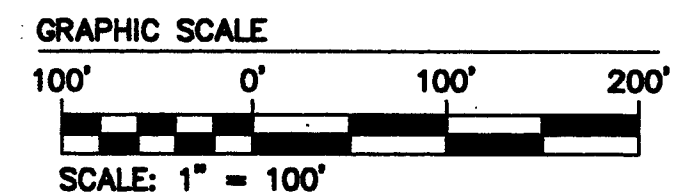
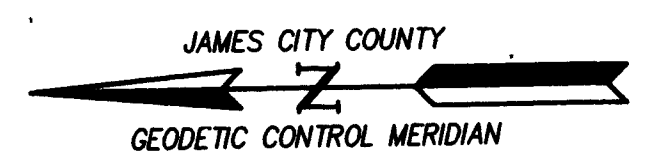
LINE	BEARING	LENGTH
L31	S52°41'07"E	9.20'
L32	S64°33'19"E	11.48'
L33	S79°43'34"E	14.92'
L34	S88°18'20"E	44.43'
L35	N78°54'32"E	22.13'
L36	N58°24'33"E	13.42'
L37	N50°41'41"E	14.60'
L38	N88°38'04"E	109.96'
L39	S26°55'28"E	46.73'
L40	S38°53'27"E	31.15'

LINE	BEARING	LENGTH
L41	S47°51'06"E	51.12'
L42	S30°04'07"E	36.92'
L43	S40°27'02"E	18.18'
L44	S22°38'12"E	40.76'
L45	S44°48'57"E	38.77'
L46	S64°34'11"E	31.73'
L47	S15°47'44"E	37.30'
L48	S38°28'48"E	73.61'
L49	S51°14'00"E	48.89'
L50	S4°01'07"W	8.92'

LINE	BEARING	LENGTH
L51	S0°55'31"W	7.53'
L52	S1°13'48"E	52.85'
L53	S24°59'40"W	21.88'
L54	S12°26'08"W	21.88'
L55	S1°01'33"E	25.00'
L56	S14°45'51"E	22.84'
L57	S27°52'38"E	22.84'
L58	S34°26'01"E	11.84'
L59	S34°35'18"W	90.71'
L60	S0°00'00"E	32.85'

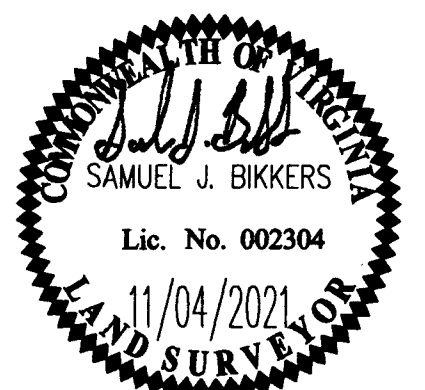
4 Large Small Plat(s) Recorded
herewith as # 202205369

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 5, 2022
at 11:03 AM, PB PG
Document # 202205369
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



THREATENED AND ENDANGERED SPECIES PROTECTION AREA (INSTR. #070018215)

Rev.	Date	Description	Revised By
1	11/11/20	REVISED PER JCC COMMENTS	JAG



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Williamsburg, Virginia 23188
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Hampton Roads | Central Virginia | Middle Peninsula

JCC NO. S-20-0050
PLAT OF SUBDIVISION
**SECTION 8, PARCEL D, PHASE IB
NEW TOWN**
LOTS 61-78, 123-124, AND CA-89
OWNED BY ABVA DEVELOPMENT, LP
JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: SJB/JAG
Project Number: 6632-08-01
Scale: 1"=100'
Date: 11/11/2020
Sheet Number
2 OF 4