

202215584

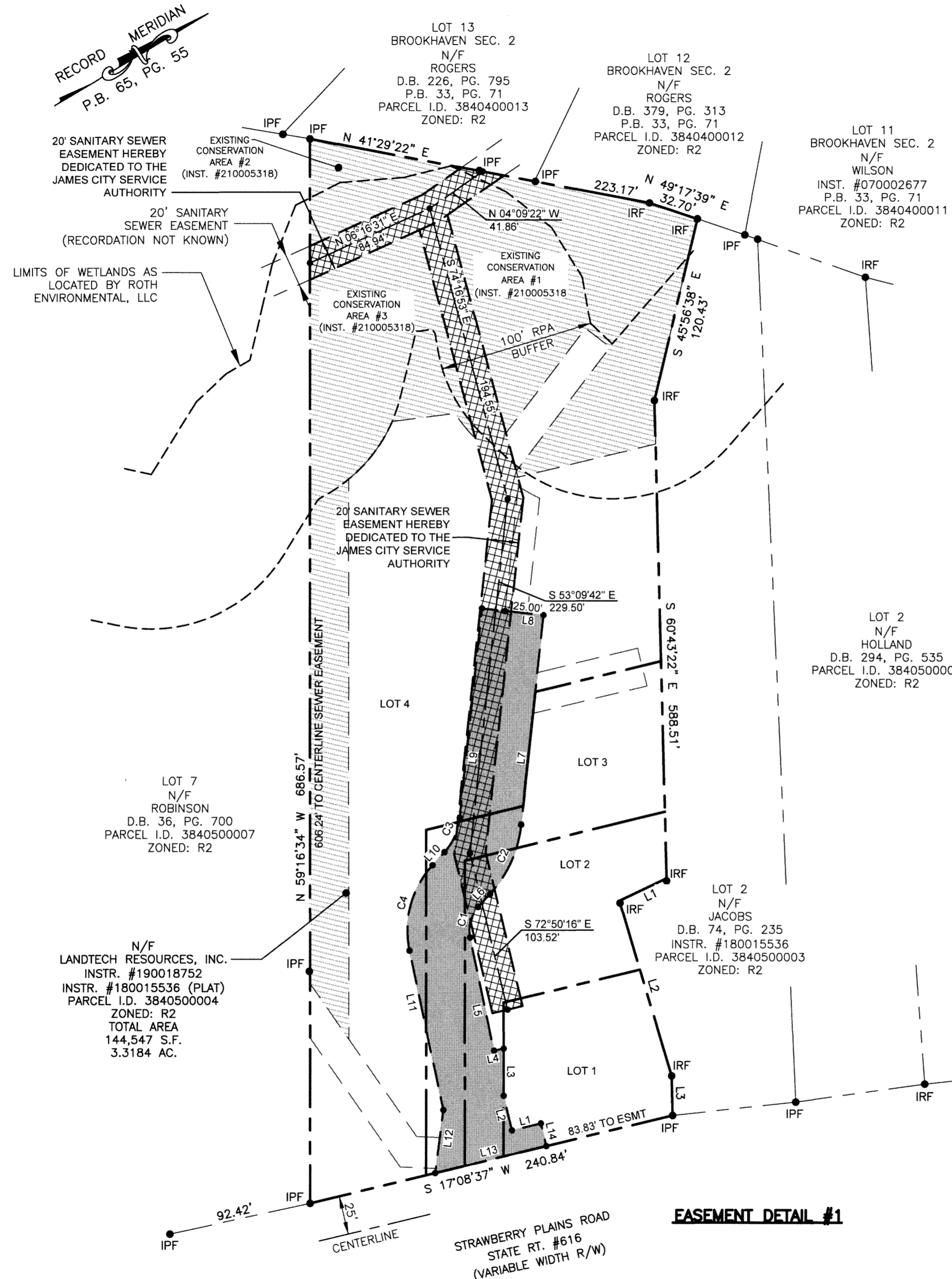
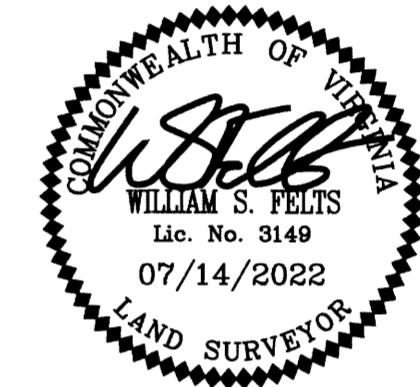
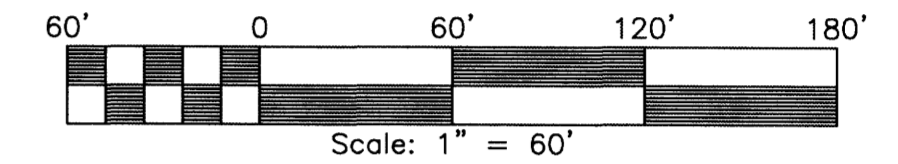
MINOR SUBDIVISION
STRAWBERRY PLAINS SUBDIVISION
LOTS 1 THROUGH 4
 JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA
 DATE: 07/14/2022 SCALE: 1"=60" JOB # 17-495

LandTech
Resources, Inc.
 Engineering & Surveying Consultants

205-E Bulifants Boulevard, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 3 OF 4

JCC-S-19-0071



20' SANITARY SEWER EASEMENT HEREBY DEDICATED TO THE JAMES CITY SERVICE AUTHORITY (12,890 S.F.)
 VARIABLE WIDTH INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT DEDICATED TO THE HOA (12,890 S.F.)

N/F LANDTECH RESOURCES, INC.
 INSTR. #190018752
 INSTR. #180015536 (PLAT)
 PARCEL I.D. 3840500004
 ZONED: R2
 TOTAL AREA 144,547 S.F.
 3.3184 AC.

PROPOSED LINE TABLE

LINE	BEARING	DISTANCE
L1	S 17°08'37" W	19.26'
L2	N 72°51'23" W	22.89'
L3	N 59°16'34" W	30.64'
L4	S 18°42'14" W	6.38'
L5	N 71°17'46" W	74.34'
L6	N 16°46'36" W	11.48'
L7	N 53°09'42" W	72.03'
L8	S 36°50'18" W	40.00'
L9	S 53°09'42" E	72.03'
L10	S 16°46'36" E	11.48'
L11	S 71°17'46" E	105.06'
L12	S 52°00'22" E	40.91'
L13	N 17°08'37" E	73.83'
L14	N 72°51'23" W	15.00'

PROPOSED CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	22.00'	20.93'	20.15'	N 44°02'11" W	54°31'11"
C2	78.00'	49.53'	48.71'	N 34°58'09" W	36°23'07"
C3	38.00'	24.13'	23.73'	S 34°58'09" E	36°23'07"
C4	62.00'	59.00'	56.80'	S 44°02'11" E	54°31'11"

EASEMENT DETAIL #1

1 Large/Small Plat(s) Recorded
 herewith as # 202215584

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 October 28, 2022
 at 9:35 AM PM, PB — PG —
 Document # 202215584
 MONA A. FOLEY, CLERK
 Mona A. Foley, Clerk

LEGEND
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND
 EXISTING LINE TABLE

LINE	BEARING	DISTANCE
L1	S 05°08'17" W	33.79'
L2	S 75°56'30" E	117.47'
L3	S 60°43'22" E	25.56'