

202314082

EXHIBIT
A

SURVEY NOTES:

1. THIS SURVEY AND SITE PLAN WERE PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. WETLANDS SHOWN WERE DELINEATED BY ROTH ENVIRONMENTAL AND FIELD LOCATED BY THIS FIRM.

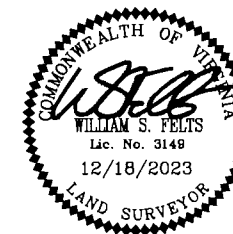
CONSERVATION EASEMENT PLAT
PARCEL 1
BASF INDUSTRIAL SUBDIVISION
(INSTR. #210017260)

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 10/16/2023 SCALE: 1"=100' JOB # 22-257



205-E Bullfanta Boulevard - Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

CBPA-23-0146



N/F
BASF CORPORATION
D.B. 456, PG. 624
PARCEL I.D. 5940100003
ZONED: M2 (GENERAL INDUSTRIAL)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N4°14'15"W	60.92'
L2	N3°42'18"W	13.06'
L3	N57°55'35"E	12.24'
L4	N30°50'45"E	16.91'
L5	N58°02'05"E	12.42'
L6	N3°36'11"W	9.19'
L7	N38°55'07"W	11.01'
L8	N50°24'08"W	5.39'
L9	N60°49'27"W	3.05'
L10	S78°27'08"W	8.93'
L11	S73°26'29"W	17.97'
L12	S69°16'46"W	5.72'
L13	S35°53'43"W	13.76'
L14	S4°04'56"E	92.85'
L15	N37°19'38"W	35.87'
L16	N8°17'44"W	10.95'
L17	N45°24'06"E	47.27'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	85°10'32"	101.00'	150.15'	92.83'	136.70'	S57°52'15"W
C2	8°35'30"	100.00'	15.00'	7.51'	14.98'	N75°14'44"W
C8	18°57'49"	100.00'	33.10'	16.70'	32.95'	N46°48'32"W
C9	29°01'54"	100.00'	50.67'	25.89'	50.13'	N22°48'41"W
C10	86°18'36"	102.01'	153.67'	95.65'	139.55'	N34°51'34"E

EXISTING CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C6	23°45'30"	325.00'	134.77'	68.36'	133.80'	N51°28'41"W
C7	29°58'21"	250.37'	130.97'	67.02'	129.48'	N24°36'46"W

VIRGINIA STATE PLANE COORDINATES
(VA SOUTH ZONE)(NAD 83)

N/F
BASF CORPORATION
D.B. 456, PG. 624
PARCEL I.D. 5940100003
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N/F
BASF CORPORATION
D.B. 456, PG. 624
PARCEL I.D. 5940100003
ZONED: M2 (GENERAL INDUSTRIAL)

PARCEL 1
TOTAL AREA
702,277 S.F. / 16.122 AC.

N/F
8963 TRAIL, LLC
INSTR. #210022701
INSTR. #210017260 (PLAT)
PARCEL I.D. 5940100004
ZONED: M2 (GENERAL INDUSTRIAL)

N/F
8963 TRAIL, LLC
INSTR. #210022701
INSTR. #210017260 (PLAT)
PARCEL I.D. 5940100005A
ZONED: M2 (GENERAL INDUSTRIAL)

N/F
BASF CORPORATION
D.B. 456, PG. 624
PARCEL I.D. 5940100003
ZONED: M2 (GENERAL INDUSTRIAL)

1 Large/Small Plat(s) Recorded
herewith as # 202314082

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
December 29, 2023
at 11:57 AM/PM, PB - PG -
Document # 202314082
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

