

THIS DEDICATION AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S).

9/14/26



Joanne Mary Verhulst
Commonwealth of Virginia
Notary Public
Commission No. 176359
My Commission Expires June 30, 2026

I, JOANNE F. VERHULST, A NOTARY PUBLIC IN AND FOR THE
 STATE OF VIRGINIA, Newport News COUNTY, WHOSE COMMISSION WILL EXPIRE
 ON Edwina Beckley DO HEREBY CERTIFY THAT
Edwina Beckley WHOSE NAME IS SIGNED TO THE FOREGOING
 OWNER'S DEDICATION DATED 9/9/24 BEFORE ME IN MY
 STATE AND COUNTY AFORESAID
 GIVEN UNDER MY HAND THIS 9th DAY OF September 2024

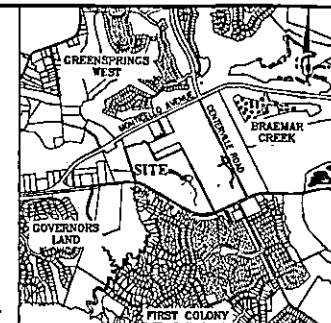
Warren M. Verhulst
NOTARY PUBLIC

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
JAMES CITY THE ____ DAY OF _____, 2024, THIS MAP WAS
PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

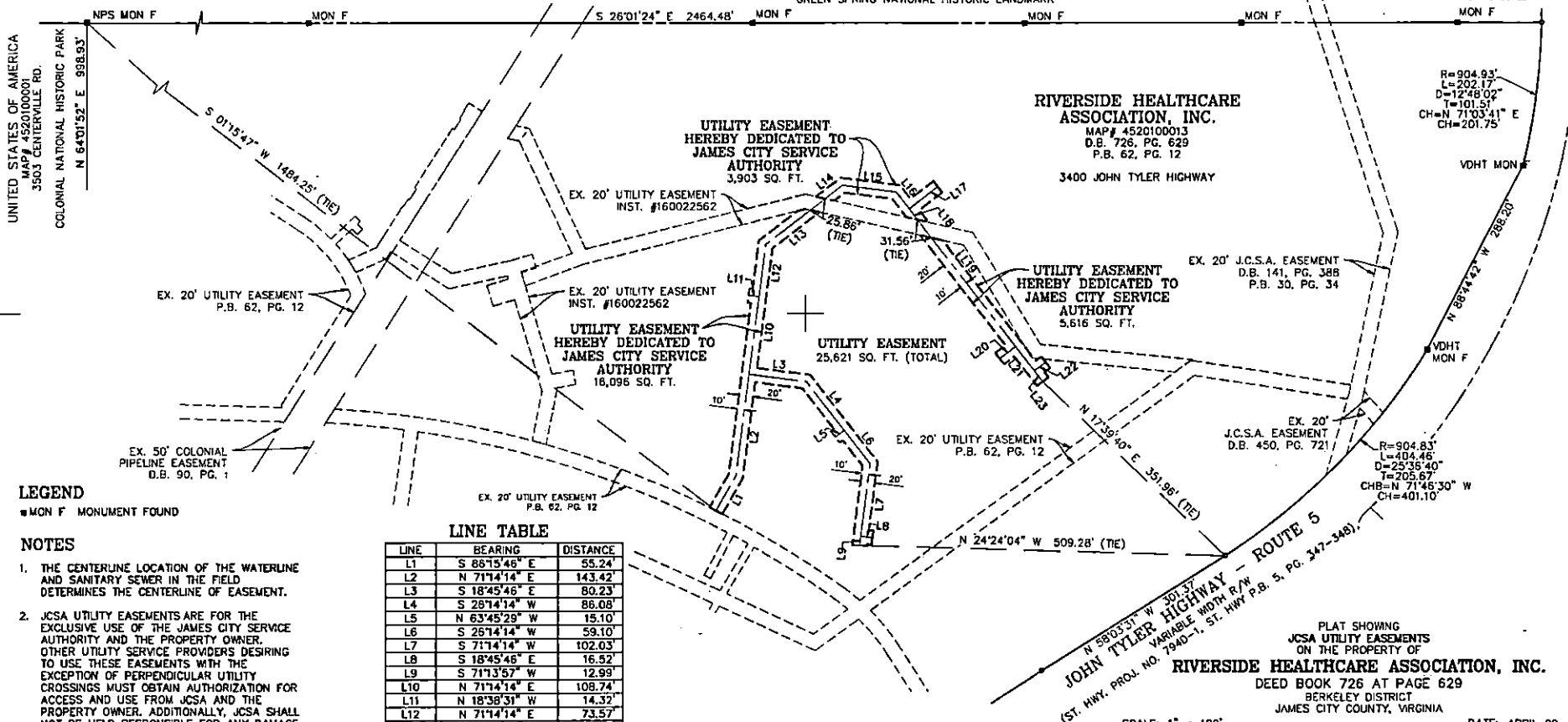
TESTE: _____ CLERK _____
PLAT BOOK: _____ PAGE _____

UNITED STATES
OF AMERICA
MAP# 4520100002
3501 CENTERVILLE RD.



VICINITY MAP

NOT TO SCALE

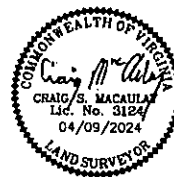


MON F MONUMENT FOUND

1. THE CENTERLINE LOCATION OF THE WATERLINE AND SANITARY SEWER IN THE FIELD DETERMINES THE CENTERLINE OF EASEMENT.
2. JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES H. HARRIS SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT WITHIN THIS EASEMENT, FROM ANY CAUSE.
3. THIS PLAT IS BASED OFF A HORIZONTAL DATUM OF NAD83, VIRGINIA STATE COORDINATE SYSTEM SOUTH ZONE.
4. BEARINGS AND DISTANCES SHOWN HEREON ARE OF THE CENTERLINE OF THE EASEMENT UNLESS OTHERWISE NOTED.

LINE	BEARING	DISTANCE
L1	S 88°15'45" E	55.24
L2	N 71°14'14" E	143.42
L3	S 18°45'46" E	80.23
L4	S 28°14'14" W	86.04
L5	N 63°45'29" W	15.10
L6	S 26°14'14" W	59.10
L7	S 71°14'14" W	102.03
L8	S 18°45'46" E	16.52
L9	S 71°13'57" W	12.99
L10	N 71°14'14" E	108.74
L11	N 18°38'31" W	14.32
L12	N 71°14'14" E	73.57
L13	S 63°45'46" E	78.27
L14	S 63°45'46" E	30.45
L15	S 18°45'46" E	75.21
L16	S 28°14'14" W	29.68
L17	S 63°45'46" E	50.57
L18	S 26°14'14" W	19.21
L19	S 26°14'14" W	191.65
L20	N 63°45'46" W	27.56
L21	S 26°14'14" W	43.01
L22	S 63°45'46" E	19.73
L23	S 18°45'46" W	16.83

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



SCALE: 1" = 100'

DATE: APRIL 09, 2024

REVISION	
© Soeren Consulting Group, Ltd.	
DWG: E:\0328 - Pelotas Gateway\0328-0-403 (20) - Rev	
BGC PROJECT NO:	9318-01-009 TA

Bowman

CONSULTING

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www.bowmanconsulting.com

BOWMAN CONSULTING GROUP, LTD.		COUNTY OF LOS ANGELES		PROJECT NO. 9318-01-009	
DRAWING: 1' (3/16" = 1'-0") - PUBLIC CATCH BASIN (20' x 20') - BOWMAN CONSULTING GROUP, LTD. (CATCH BASIN) (CATCH BASIN) (CATCH BASIN)		BY: ERR		CHK: CSM	QC:
BCG PROJECT NO: 9318-01-009		TASK: 00019		COUNTY REF NO:	
				SHEET 1 OF 1	