GENERAL NOTES:

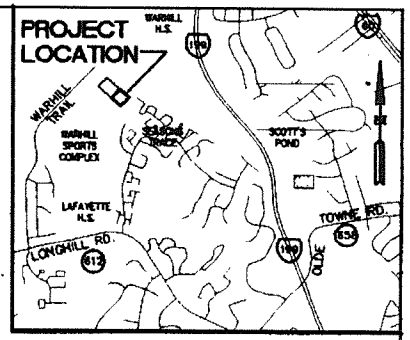
1. PARCEL IS A PORTION OF TAX PARCEL ID 3210100012 LOCATED AT 5700 WARHILL TRAIL.
2. PROPERTY IS CURRENTLY ZONED PL PUBLIC LANDS. SEE CHAPTER 24, DIVISION 16, SECTIONS 24-535 THROUGH 24-535.11 OF THE JAMES CITY COUNTY ZONING ORDINANCE FOR PROVISIONS GOVERNING THE USE OF PROPERTY ZONED PI PUBLIC LANDS
3. THIS DEVELOPMENT IS IN FLOOD ZONE "X" AS SHOWN ON MAP NUMBER 510201, PANEL 0109D, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
4. THERE APPEARS TO BE NO OBSERVABLE EVIDENCE OF EXISTING CEMETERIES LOCATED WITHIN THE PROPERTY.
5. THERE APPEARS TO BE NO OBSERVABLE EVIDENCE OF THE USE OF THE SITE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
6. THE PARCEL STANDS IN THE NAME OF JAMES CITY COUNTY.

PROPERTY DESCRIPTION FOR LEASE PARCEL

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE AND LYING IN THE POWHATAN DISTRICT OF JAMES CITY COUNTY, VIRGINIA SHOWN AND SET FORTH AS A LEASE PARCEL ON THAT CERTAIN PLAT PREPARED BY AES CONSULTING ENGINEERS, ENTITLED "ADDITIONAL LEASE PARCEL FOR THE WILLIAMSBURG INDOOR SPORTS COMPLEX AT THE WARHILL SPORTS COMPLEX" DATED JUNE 17, 2016 AND BEING FURTHER DESCRIBED AS FOLLOWS; BEGINNING AT AN IRON ROD FOUND, SAID IRON ROD BEING SOUTHEAST OF AND A DISTANCE OF ±39' MORE OR LESS FROM THE CENTERLINE OF WARHILL TRAIL ROAD; THENCE S47°27'21"E, A DISTANCE OF 300.00' TO AN IRON ROD SET; THENCE S42°32'38"W, A DISTANCE OF 300.00' TO AN IRON ROD SET; THENCE N47°27'21"W, A DISTANCE OF 300.00' TO AN IRON ROD FOUND; THENCE N42°32'38"E, A DISTANCE OF 300.00' TO AN IRON ROD FOUND BEING THE POINT OF BEGINNING CONTAINING 90,000 SQUARE FEET OR 2.066 ACRES, MORE OR LESS.

LEGEND

PKNS	NAIL SET		EDGE OF PAVEMENT
PKNF	NAIL FOUND		FENCE
IRS	IRON ROD SET		CONCRETE
IRF	IRON ROD FOUND		WETLANDS
	PARCEL LINE		RPA BUFFER
	EASEMENTS		STREAM
POB	POINT OF BEGINNING		BUFFER



VICINITY MAP SCALE 1"=2000'±

JAMES CITY COUNTY GEODETIC CONTROL MERIDIAN
VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE - NAD 83

JAMES CITY COUNTY
5700 WARHILL TRAIL
PARCEL ID 3210100012
DOC. #990016087

403'± TO CENTERLINE OF WARHILL TRAIL

PROPOSED LEASE LINE IS AN EXTENSION OF THE EXISTING LEASE LINE

FIELD LOCATED WETLANDS

STREAM

5720 WARHILL TRAIL
EXISTING 3.00 ACRE
LEASE PARCEL
INSTR. NO. 000010591

ADDITIONAL LEASE PARCEL
90,000 S.F.
2.066 AC.

EXISTING 2-STORY METAL SIDED BUILDING (WILLIAMSBURG INDOOR SPORTS COMPLEX)

PROPOSED BUILDING

FENCE (TYP.)

WALL (TYP.)

WALK (TYP.)

100' RPA BUFFER

150' ADJACENT PROPERTY BUFFER (PER SUP-0017-2003 / MP-009-2003)

N47°27'21"W 735.60'

S47°27'21"E 735.60'

GRAPHIC SCALE
50' 0' 50' 100'
SCALE: 1" = 50'

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS ____ DAY OF ____, 20__.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ ____ AM/PM
INSTRUMENT #_____
TESTE: _____
MOIRA A. FOLEY, CLERK

Rev.	Date	Description	Revised By

COMMONWEALTH OF VIRGINIA
STEPHEN C. LITCHFORD
Lic. No. 2772
6/17/16
LAND SURVEYOR

AES CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula
7246 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aeva.com

ADDITIONAL LEASE PARCEL
FOR THE WILLIAMSBURG INDOOR SPORTS COMPLEX AT THE WARHILL SPORTS COMPLEX

POWHATAN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contact:	SCL/LBA
Project Number:	W10410-00
Scale: 1"=50'	Date: 6/17/2016
Sheet Number	1 OF 1

Page 19 of 19