21001 3987

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	10°35'59"	448.49'	82.97'	41.60'	82.85'	S36°58'02"W
C2	9°19'48"	438.49'	71.40'	35.78'	71.33'	S37°36'07"W
C3	3°25'52"	2624.38'	157.16'	78.60'	157.14'	S40°33'06"W
C4	3°25'52"	2634.38'	157.76'	78.90'	157.74'	S40°33'06"W
C5	11°31'02"	1304.07'	262.14'	131.51'	261.69'	S33°04'39"W
C6	11°31'02"	1314.07'	264.15'	132.52'	263.70'	S33°04'39"W
C7	4°01'05"	4898.13'	343.50'	171.82'	343.43'	S25°18'35"W
C8	4°01'05"	4908.13'	344.20'	172.17'	344.13'	S25°18'35"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S38°50'10"W	78.59'
L2	S38°50'10"W	78.59'
L3	S23°18'02"W	25.35'

57.6 ACRES ±
P.B. 35, PG. 81
JCC PARCEL ID #3540100009
N OR F
THE TRUST COMPANY OF VIRGINIA
INSTRUMENT #130009434

PARCEL 'G'
1,111,635 S.F.
25.5196 ACRES

PARCEL 'G' PROPERTY LINES HEREBY CREATED BY THIS SUBDIVISION

PARCEL 'G' PROPERTY LINES HEREBY CREATED BY THIS SUBDIVISION, WHICH COINCIDE WITH THE EXISTING 50' ROAD EASEMENT LINES P.B. 35, PG. 94

PARCEL '3'
JCC PARCEL
ID #4410100001

PARCEL '3'
OLD AREA=
16,875,934 S.F. ±
387.418 ACRES ±
NEW AREA=
15,703,499 S.F. ±
360.5026 ACRES ±
JCC PARCEL ID #4410100001

C/L STREAM (FIELD SURVEYED)
EXISTING STREAM PER JCC GIS, NOT VERIFIED
EXISTING WATER FEATURE PER JCC GIS, NOT VERIFIED
APPROXIMATE LIMITS OF FLOOD ZONE AE (EL7) PER JCC GIS
ZONE AE (EL7)
ZONE X
LOW GROUND
EXISTING TOE OF SLOPE AT BOTTOM
EXISTING TOP OF BANK
EXISTING 2 36"CMP
EXISTING ASPHALT DRIVE
EXISTING GRAVEL DRIVE
EXISTING WATER FEATURE PER JCC GIS, NOT VERIFIED

24"POPLAR F&A CHOPS AT CORNER
26"POPLAR F&A CHOPS STA: 1+56.1' LEFT 0.9'
22"GUM 3 CHOPS EAST SIDE STA: 0+75.9' RIGHT 0.6'
18"BEECH 3 CHOPS SOUTH SIDE STA: 1+20.1' LEFT 1.1'
14"BEECH 3 CHOPS NORTH SIDE STA: 0+72.1' RIGHT 2.4'
32"BEECH STA: 1+77.2' LEFT 4.3'
26"ASH F&A CHOPS STA: 2+40.3' RIGHT 0.8'
1"IRF STA: 1+74.04' RIGHT 0.95'
IRF LOOSE IN PINE STUMP PINE STUMP REMNANTS
1"IRF BENT STA: 2+14.38' RIGHT 0.40'
IPF PINCHED
IPF BENT
IPF
IRF BENT
IRS
1.0'x0.7' STONE FD.

N69°02'54"E 257.00'
S79°38'26"E 610.21'
N77°48'09"E 214.73'
TOTAL 200.71'
14.02'
N41°02'54"E 169.00'
N72°54'24"E 198.00'
N42°28'44"E 178.62'
N65°44'09"E 259.37'
S53°19'01"E 1671.55'
N86°03'09"E 204.75'
N4°46'10"W 178.95'
N37°42'14"W 198.10'
N26°46'01"E 212.06'
S71°13'09"W 726.19'
N83°27'51"W 472.37'
S23°18'02"W 1513.67'
S23°18'02"W 1539.22'
OVERALL=1539.22'

DRAINFIELD SITE, 80'x70'
R=RESERVE AREA
P=PRIMARY AREA
PROP. III-B WELL AREA
112.5'
157.5'
RPA BUFFER (TYP.)
WETLANDS (TYP.) (SEE GEN. NOTE 18)
NON RPA WETLANDS (SEE GEN. NOTE 18)
ZONE X
100'
75' FRONT BSL
15' SIDE BSL
50'
40'
30'
10'
25.0'
NEW R/W
EXISTING PROPERTY LINE / RIGHT-OF-WAY LINE FOR PARCEL 3 TAKEN FROM PLAT RECORDED IN PLAT BOOK 35, PAGES 94-97

10' STRIP HEREBY DEDICATED TO V.D.O.T. FOR ADDITIONAL RIGHT-OF-WAY (R/W) ALONG BRICK BAT ROAD, S.R. 613 AREA= 60,800 S.F. OR 1.3958 ACRES

TIE TO C/L OF EXISTING 50' ROAD EASEMENT FROM PARCEL "G" = S23°18'02"W 33.68'

EXISTING BRICK BAT ROAD R/W (P.B. 35, PG. 94-97); POINT OF TANGENT (P.T.) TYING TO C/L OF EXISTING 50' ROAD EASEMENT WAS 50.0' (P.B. 35, PG. 94-97)
NEW DISTANCE ALONG 10' R/W DEDICTION LINE TYING TO C/L OF 50' ROAD EASEMENT FROM P.T. = 59.03'

PORTION OF C/L OF EXISTING 50' ROAD EASEMENT HEREBY EXTINGUISHED BY 10' RIGHT-OF-WAY DEDICATION TO V.D.O.T., LENGTH OF EXTINGUISHED C/L = 13.47' (EXTINGUISHED ROAD EASEMENT AREA HATCHED)

C/L OF EXISTING 50' ROAD EASEMENT P.B. 35, PG. 94-97 OLD LENGTH = 722.70' NEW LENGTH = 709.23'

C/L OF EXISTING 50' ROAD EASEMENT N83°27'51"W, 1057.00' P.B. 35, PG. 94-97

EXISTING 50' ROAD EASEMENT (P.B. 35, PG. 94-97)

STA: -0+07.3' OFFSET 0.0' 27 'LE

BRICK BAT ROAD S.R. 613 VAR. WIDTH R/W (30' MIN)

JAMES CITY COUNTY GEODETIC CONTROL
VA STATE PLANE COORDINATE, SOUTH ZONE 4502 (ROTATE RIGHT=05°11'51" TO AZIMUTH RECORDED AT P.B. 35, PG. 94-97)

GRAPHIC SCALE
100' 0' 100' 200'
SCALE: 1" = 100'

LEGEND
IPF= IRON PIPE FOUND
IRF= IRON ROD FOUND
IRS= IRON ROD SET
BSL= BUILDING SETBACK LINE
℄ OR C/L= CENTERLINE
D.B.= DEED BOOK
GIS= GEOGRAPHICAL INFORMATION SYSTEM MAPPING
INSTR. INSTRUMENT
JCC= JAMES CITY COUNTY
N OR F= NOW OR FORMERLY
P/L= PROPERTY LINE
P.B.= PLAT BOOK
PG.= PAGE
RPA= RESOURCE PROTECTION AREA
R/W= RIGHT-OF-WAY
S.F.= SQUARE FEET
V.D.O.T.= VIRGINIA DEPARTMENT OF TRANSPORTATION

SEE SHEET 4

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 12th DAY OF July, 2021. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 11:19 AM / PM,
4 Large/Small Plat(s) Recorded herewith as # 21001 3987
INSTRUMENT # 21001 3987
TESTE: V. Hitt DC
MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
1	5-6-2021	REVISED PER JCC COMMENTS	JFS/CMA

COMMONWEALTH OF VIRGINIA
SAMUEL J. BIKKERS
Lic. No. 002304
05-06-2021
LAND SURVEYOR

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

REF: JCC CASE NO. S-20-0048

PLAT OF SUBDIVISION

PARCEL 'G', THE POWHATAN HUNT CLUB

OWNED BY POWHATAN ASSOCIATES

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB / CMA
Project Number:	W10644-00
Scale: 1" = 100'	Date: 09-29-2020
Sheet Number	3 OF 4

S:\JCB5\W10644- Brick Bat Road Subdivision\00- Subdivision 28 Acre Parcel\Survey\Plans\W10644-00-SubDPlat01.dwg, 5/7/2021 8:30:17 AM, Sam Bikkers