

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C9	8°14'07"	889.00'	127.78'	64.00'	127.67'	S27°25'06"W
C10	8°14'07"	879.00'	126.34'	63.28'	126.23'	S27°25'06"W
C11	26°43'51"	294.62'	137.45'	70.00'	136.21'	S44°54'05"W
C12	26°43'51"	284.62'	132.79'	67.62'	131.59'	S44°54'05"W
C13	29°29'02"	940.37'	483.91'	247.44'	478.58'	S73°00'31"W
C14	29°29'02"	930.37'	478.76'	244.81'	473.50'	S73°00'31"W
C15	35°34'42"	509.47'	316.36'	163.47'	311.30'	S69°57'41"W
C16	35°34'42"	519.47'	322.57'	166.68'	317.41'	S69°57'41"W
C17	3°41'33"	1216.37'	78.39'	39.21'	78.38'	S54°01'07"W
C18	3°41'33"	1206.37'	77.75'	38.89'	77.73'	S54°01'07"W
C19	2°10'36"	2661.96'	101.13'	50.57'	101.12'	S54°46'35"W
C20	2°10'36"	2671.96'	101.51'	50.76'	101.50'	S54°46'35"W
C21	6°02'39"	1043.07'	110.03'	55.07'	109.98'	S56°42'37"W
C22	6°02'39"	1033.07'	108.98'	54.54'	108.93'	S56°42'37"W
C23	3°28'33"	1195.94'	72.55'	36.29'	72.54'	S61°28'13"W
C24	3°28'33"	1185.94'	71.94'	35.98'	71.93'	S61°28'13"W
C25	9°32'00"	652.17'	108.51'	54.38'	108.39'	S58°26'29"W
C26	9°32'00"	662.17'	110.18'	55.22'	110.05'	S58°26'29"W

EXISTING WATER FEATURE PER JCC GIS, NOT VERIFIED

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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

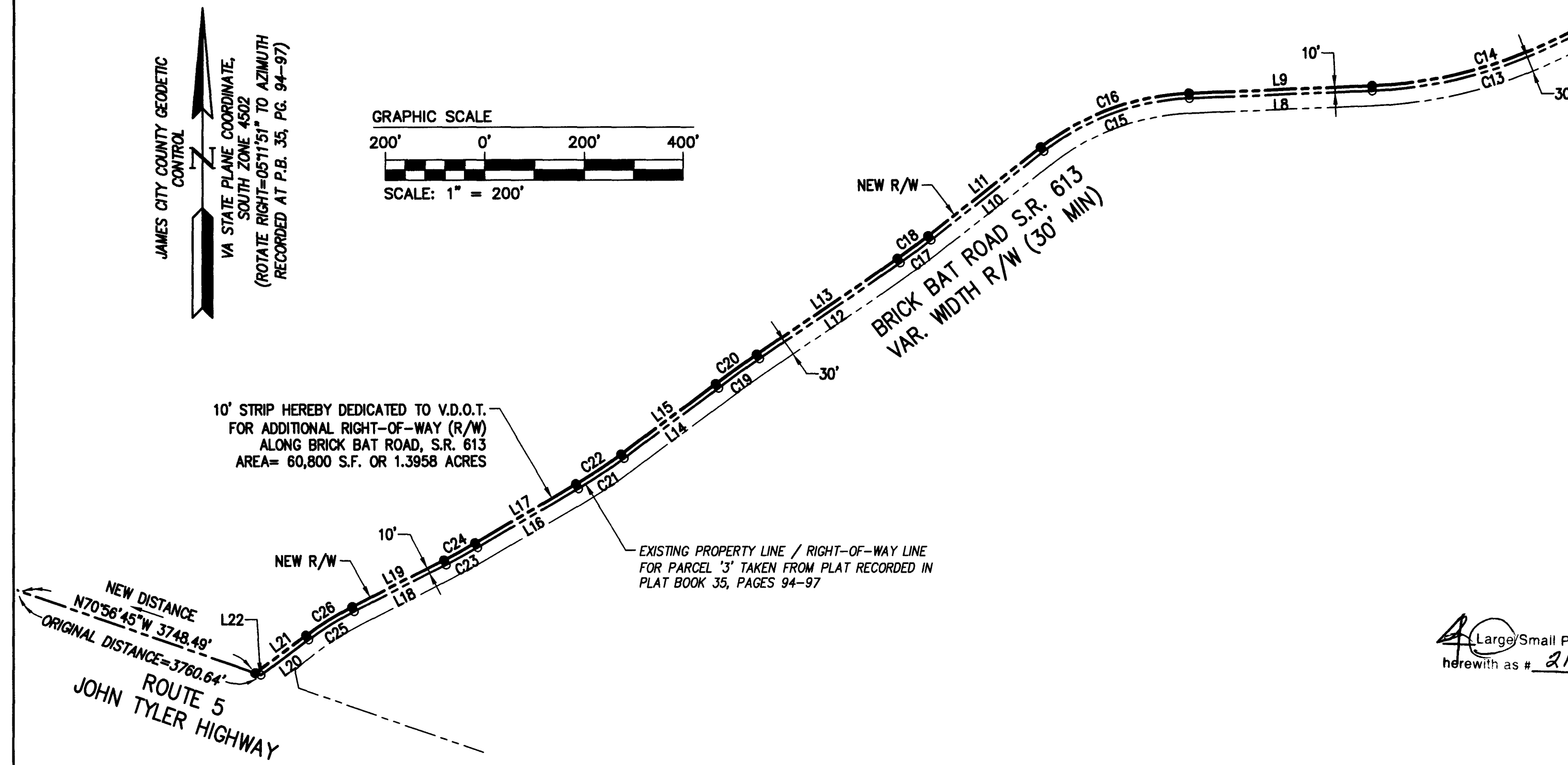
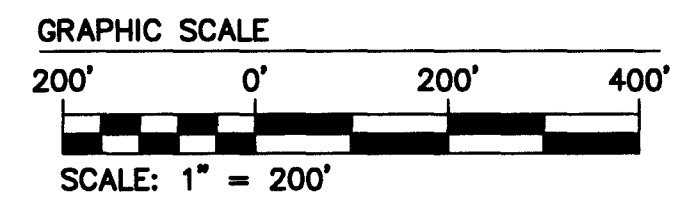
SEE SHEET 3

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

EXISTING PROPERTY LINE / RIGHT-OF-WAY LINE FOR PARCEL '3' TAKEN FROM PLAT RECORDED IN PLAT BOOK 35, PAGES 94-97

LINE TABLE		
LINE	BEARING	LENGTH
L4	S31°32'09"W	141.22'
L5	S31°32'09"W	141.22'
L6	S58°16'00"W	141.22'
L7	S58°16'00"W	141.22'
L8	S87°45'02"W	370.66'
L9	S87°45'02"W	370.66'
L10	S52°10'20"W	289.77'
L11	S52°10'20"W	289.77'
L12	S55°51'53"W	342.11'
L13	S55°51'53"W	342.11'
L14	S53°41'17"W	237.98'
L15	S53°41'17"W	237.98'
L16	S59°43'56"W	233.81'
L17	S59°43'56"W	233.81'
L18	S63°12'29"W	207.14'
L19	S63°12'29"W	207.14'
L20	S53°40'29"W	119.75'
L21	S53°40'29"W	126.65'
L22	N70°56'45"W	12.15'

JAMES CITY COUNTY GEODETIC CONTROL
 VA STATE PLANE COORDINATE,
 SOUTH ZONE 4502
 (ROTATE RIGHT=051°15' TO AZIMUTH
 RECORDED AT P.B. 35, PG. 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

EXISTING PROPERTY LINE / RIGHT-OF-WAY LINE FOR PARCEL '3' TAKEN FROM PLAT RECORDED IN PLAT BOOK 35, PAGES 94-97

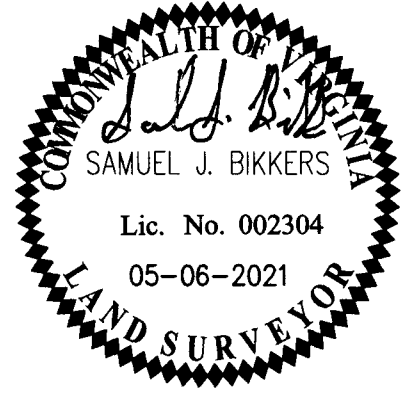
NEW DISTANCE N70°56'45"W 3748.49'
 ORIGINAL DISTANCE=3760.64'
 ROUTE 5
 JOHN TYLER HIGHWAY

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,
 INSTRUMENT # 210013987
 TESTE: *V. H. DC*
 MONA A. FOLEY, CLERK

Large/Small Plat(s) Recorded herewith as # 210013987

REF: JCC CASE NO. S-20-0048

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



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 Hampton Roads | Central Virginia | Middle Peninsula

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" = 200'
 Date: 09-29-2020
 Sheet Number
4 OF 4

S:\JCS\10644 - Brick Bat Road Subdivision\100 - Subdivision\35 Ave Parcel\Survey\Parcels\10644-00-Sub\Plat01.dwg, 8/7/2021 8:00:31 AM, Ben Blum