

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	5704.58'	313.63'	156.85'	313.59'	N77°42'55"E	3°09'00"
C2	1213.00'	183.86'	92.10'	183.68'	S18°12'07"E	8°41'04"
C3	1213.00'	207.79'	104.15'	207.53'	S27°27'06"E	9°48'53"
C4	1213.00'	100.00'	50.03'	99.97'	S34°43'15"E	4°43'25"
C5	1333.00'	906.92'	471.80'	889.53'	N42°02'06"W	38°58'54"
C6	1213.00'	517.49'	262.74'	513.57'	S49°18'15"E	24°26'36"
C7	1273.00'	323.01'	162.38'	322.15'	S29°48'48"E	14°32'18"

PLAT SHOWING
LOT 3B AND LOT 3C

BEING A SUBDIVISION OF
LOT 3A

PROPERTY OF
GREEN MOUNT ASSOCIATES, L.L.C.
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 10/21/03 SCALE: 1"=100'
SHEET 2 OF 3

LANDMARK
DESIGN GROUP
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GRAPHIC SCALE



POCAHONTAS TRAIL U.S. ROUTE 60
VARIABLE WIDTH R/W

LOT 3B
AREA = 986,440± S.F.
22.6455± AC.

NEW
PROPERTY
LINE

FIELD DELINEATED
WETLANDS LIMITS

N/F
NEWPORT NEWS WATERWORKS
PARCEL ID: 6010100003
SKIFFES CREEK RESERVOIR

HATCHED AREA REFERRED TO AS PARCEL
3C-A, A PART OF LOT 3C, IS TO BE
RESERVED AS A PORTION OF THE FUTURE
120' VDOT RIGHT OF WAY. UPON
ACCEPTANCE OF THIS RIGHT OF WAY INTO
THE STATE ROAD SYSTEM PARCEL 3C-A
WILL BE EXTINGUISHED AND WILL BECOME
PART OF THE 120' RIGHT OF WAY.

UPON ACCEPTANCE OF THE 120' RIGHT OF
WAY INTO THE STATE ROAD SYSTEM AND
EXTINGUISHMENT OF THE HATCHED AREA
REFERRED TO AS PARCEL 3C-A, THE
DASHED CURVE FROM POINT 'A' TO 'B',
WITH A RADIUS OF 1213.00' AND AN ARC
LENGTH OF 100.00'. WILL BECOME THE FEE
SIMPLE PROPERTY LINE OF LOT 3C.

LOT 3C

(BEFORE ACCEPTANCE OF
RIGHT OF WAY BY VDOT)
AREA = 2,223,814± S.F.
51.0517± AC.

LOT 3C

(AFTER ACCEPTANCE OF
RIGHT OF WAY BY VDOT)
AREA = 2,204,890± S.F.
50.6173± AC.

MATCH LINE SEE SHEET 3

NOTE:
PROPERTY LINE IS THE CONTOUR OF ELEVATION 15.0'
ABOVE MEAN HIGH TIDE, 3.0' HIGHER THAN THE CREST
OF THE CONCRETE SPILLWAY OF SKIFFES CREEK.

DRAWN BY: PF
CHKD. BY: AST

PROJ. NO.: 2002249-001.20
DWG. NO. 14241W