

N°	BEARING	DISTANCE	N°	BEARING	DISTANCE	N°	BEARING	DISTANCE	N°	BEARING	DISTANCE
1	NORTH	155.06'	21	N24°19'39"W	18.00'	41	N73°24'07"E	8.57'	61	S50°49'30"E	28.39'
2	N78°19'25"E	40.47'	22	N69°19'39"W	7.07'	42	N35°32'25"W	59.33'	62	S8°14'26"E	64.31'
3	N40°42'38"E	15.76'	23	N44°31'02"E	43.59'	43	N62°57'01"E	20.22'	63	N89°22'10"E	8.13'
4	N46°05'27"E	32.02'	24	N25°21'31"W	160.65'	44	S35°32'25"W	63.21'	64	N80°15'07"W	433.67'
5	N78°05'22"E	27.59'	25	N53°05'23"E	20.41'	45	N73°24'07"E	14.72'	65	S75°19'25"W	340.81'
6	N16°44'45"W	12.04'	26	S25°21'31"E	136.97'	46	N46°21'12"E	34.05'	66	N14°37'46"W	45.70'
7	N27°24'57"W	23.32'	27	N19°51'26"E	6.90'	47	S77°39'56"E	11.29'	67	N77°48'41"E	24.83'
8	N24°46'40"E	25.18'	28	N83°59'32"E	24.16'	48	N88°43'48"E	80.58'	68	S24°19'09"W	12.45'
9	N13°22'46"W	18.38'	29	N40°41'58"E	47.06'	49	N21°06'45"E	48.92'	69	S14°37'46"E	46.16'
10	N19°16'53"E	32.78'	30	N46°49'41"E	23.74'	50	S30°15'14"E	37.69'	70	N24°48'52"W	11.70'
11	N11°28'01"E	1.57'	31	N66°20'36"E	33.45'	51	N79°32'01"E	1.93'	71	N65°11'08"E	20.00'
12	N46°33'07"E	31.08'	32	N44°53'19"E	76.32'	52	N14°37'46"W	52.29'	72	S24°48'52"E	10.94'
13	N61°21'53"E	40.31'	33	N38°39'22"E	40.18'	53	N78°40'21"E	30.01'	73	S26°16'05"W	121.70'
14	N17°35'03"E	32.98'	34	N63°44'12"E	53.14'	54	S14°37'46"E	53.80'	74	S26°16'05"W	107.44'
15	N02°42'14"E	41.60'	35	N72°23'40"E	52.44'	55	N79°32'01"E	25.17'	75	S88°13'21"E	21.98'
16	N65°30'48"W	31.89'	36	N50°42'36"E	43.97'	56	N74°56'16"E	22.42'	76	N88°13'21"W	376.15'
17	N21°18'53"W	19.03'	37	N58°37'17"E	38.60'	57	S76°45'41"E	24.45'	77	N62°25'40"E	104.81'
18	N35°58'35"E	24.19'	38	N54°09'52"E	41.40'	58	N75°14'58"E	58.28'	78	N27°34'20"W	20.00'
19	N37°34'05"W	17.46'	39	N54°09'42"E	37.13'	59	N83°10'12"E	52.44'	79	S62°25'40"W	99.57'
20	N29°31'10"W	11.05'	40	N84°42'43"E	28.55'	60	N66°02'13"E	42.50'	80	N88°13'21"W	355.64'

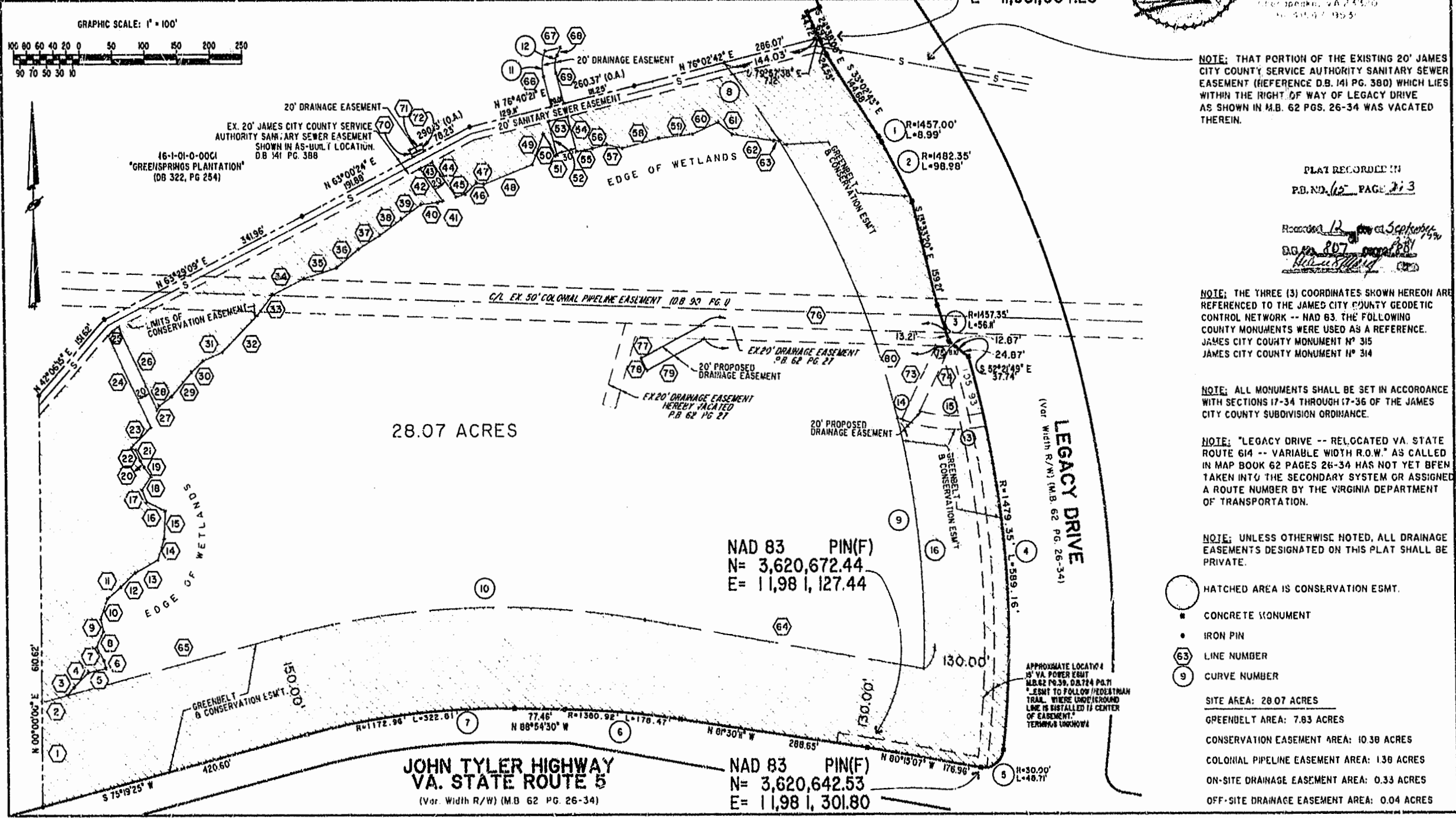
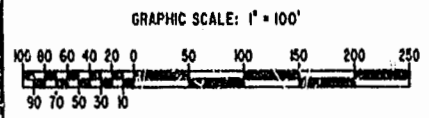
**SUBDIVISION**  
 OF  
 TAX PARCEL 46-1-01-0-0001  
 STANDING IN THE NAME OF  
**GREENSPRINGS PLANTATION, INC.**  
 REFERENCE D.B. 322 PG.254  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA  
 KNOWN AS  
**FAIRWAYS VILLAS**  
 A CONDOMINIUM COMMUNITY

DSK/BOX	FILENAME	COMPUTED BY	DRAWN BY	DATE
18/13	FWAYPLAT.DWG	HF 11/28/95	HF 05/22/96	05/23/96
SCALE	CHECKED BY	CONTRACT N°	SHEET NO.	
1" = 100'	HA 05/29/96	95-079	2	OF 2



**Hassell & Folkes, P.C.**  
 Engineers, Surveyors, Planners  
 1111 South Parkway  
 Chesapeake, VA 23026  
 800-947-9535

NAD 83  
 N = 3,621,722.05  
 E = 11,981,064.28



NOTE: THAT PORTION OF THE EXISTING 20' JAMES CITY COUNTY SERVICE AUTHORITY SANITARY SEWER EASEMENT (REFERENCE D.B. 141 PG. 380) WHICH LIES WITHIN THE RIGHT OF WAY OF LEGACY DRIVE AS SHOWN IN M.B. 62 PGS. 26-34 WAS VACATED THEREIN.

PLAT RECORDED IN  
 P.B. NO. 65 PAGE 3

*Revised by Scotty 1/96*  
 80 PG 207  
*Hassell & Folkes*

NOTE: THE THREE (3) COORDINATES SHOWN HEREON ARE REFERENCED TO THE JAMES CITY COUNTY GEODETIC CONTROL NETWORK -- NAD 83. THE FOLLOWING COUNTY MONUMENTS WERE USED AS A REFERENCE. JAMES CITY COUNTY MONUMENT N° 315 JAMES CITY COUNTY MONUMENT N° 314

NOTE: ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 17-34 THROUGH 17-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

NOTE: "LEGACY DRIVE -- RELOCATED VA. STATE ROUTE 614 -- VARIABLE WIDTH R.O.W." AS CALLED IN MAP BOOK 62 PAGES 26-34 HAS NOT YET BEEN TAKEN INTO THE SECONDARY SYSTEM OR ASSIGNED A ROUTE NUMBER BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

NOTE: UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.

- HATCHED AREA IS CONSERVATION ESMT.
- CONCRETE MONUMENT
- IRON PIN
- LINE NUMBER
- CURVE NUMBER

SITE AREA: 28.07 ACRES  
 GREENBELT AREA: 7.83 ACRES  
 CONSERVATION EASEMENT AREA: 10.38 ACRES  
 COLONIAL PIPELINE EASEMENT AREA: 1.38 ACRES  
 ON-SITE DRAINAGE EASEMENT AREA: 0.33 ACRES  
 OFF-SITE DRAINAGE EASEMENT AREA: 0.04 ACRES

28.07 ACRES

NAD 83 PIN(F)  
 N = 3,620,672.44  
 E = 11,981,127.44

NAD 83 PIN(F)  
 N = 3,620,642.53  
 E = 11,981,301.80

**JOHN TYLER HIGHWAY**  
**VA. STATE ROUTE 5**  
 (Var. Width R/W) (M.B. 62 PG. 26-34)