

CURVE DATA - R/W ENTRANCE

Nº	DELTA	RADIUS	LENGTH	TANGENT
1-A	01°30'46"	1655.00'	43.70'	21.85'
2-A	02°51'31"	1605.00'	80.08'	40.05'
3-A	04°23'50"	1655.00'	127.01'	63.54'
4-A	02°41'18"	1705.00'	80.00'	40.01'

BUILDING No.	UNIT TYPE	UNIT No.	ADDRESS	PARKING No.
300	AR	3-301	301 SETTLEMENT DRIVE	64
300	B	3-302	302 SETTLEMENT DRIVE	62
300	A	3-303	303 SETTLEMENT DRIVE	60
300	E	3-304	304 SETTLEMENT DRIVE	56
300	C	3-305	305 SETTLEMENT DRIVE	51
300	D	3-306	306 SETTLEMENT DRIVE	42
300	F	3-307	307 SETTLEMENT DRIVE	40
300	DR	3-308	308 SETTLEMENT DRIVE	38
300	CR	3-309	309 SETTLEMENT DRIVE	36
300	ER	3-310	310 SETTLEMENT DRIVE	66

I CHRISTOPHER D. CAPOZZI, A CERTIFIED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE, AND THAT IT COMPLIES WITH THE PROVISIONS OF SECTION 55 - 79.58A OF THE CODE OF VIRGINIA. I FURTHER HEREBY CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

THE UNDERSIGNED CERTIFIED LAND SURVEYOR CERTIFIES THAT HE HAS READ SECTION 55 - 79.58B OF THE CODE OF VIRGINIA, AND FINDS THIS PLAT TO BE ACCURATE AND IN COMPLIANCE WITH THE CODE. I FURTHER CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

10-11-01
DATE

LAND SURVEYOR No. 002398

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
19 Oct 2001
at 12:12 PM, PB 93, PG 60-63
DOCUMENT # 011596
BETSY B. WOOLRIDGE, CLERK

SCALE: 1" = 25'

- NOTES:
1. THE TOTAL AREA OF SITE IS 418,669 SQ.FT. (9.611 AC.) OF WHICH 78,208 SQ.FT. (1.795 AC.) IS ADDITIONAL LAND.
 2. THE AREA OF THE SUBMITTED LAND IS 340,461 SQ.FT. (7.916 AC.)
 3. THE COMMON AREA IS TO BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION AND HAS A TOTAL AREA OF 2.256 AC.



Hassell & Folkes, P.C.
Engineers Surveyors Planners
325 Volvo Parkway
Chesapeake, VA 23320
(757) 547-9531

DRAWN BY:	DATE
HJS	09/20/01
COMP BY:	DATE
GJR	08/31/98
CHECKED BY:	DATE
HBA	09/20/01

BRISTOL COMMONS A CONDOMINIUM COMMUNITY PHASE TEN FOR KEY GROUP, LLC CITY OF WILLIAMSBURG, VIRGINIA				
SIZE	CONTRACT NO	DISK/BOX	FILENAME	REV.
C	99062	123L/15	BRISTOL10.DWG	
SCALE: 1" = 25'		DATE: 09/20/01	SHEET 1 of 4	

INST# 011596

83 PAGE 61

NOW OR FORMERLY
COLLEGE OF WILLIAM & MARY

IRON BOUND

(APPROX. R/W)



T.P. 372-(0A)-00-028
NOW OR FORMERLY
JEROME & EVELYN RANDOLPH
(D.B. 30, PG. 470)
ZONE: RM-2

T.P. 372-(0A)-00-030
NOW OR FORMERLY
JEROME & EVELYN RANDOLPH
(D.B. 37, PG. 379)
ZONE: RM-2

T.P. 372-(05)-00-061
NOW OR FORMERLY
CHESAPEAKE MEDIA, INC.
(D.B. 74, PG. 121)
(M.B. 42, PG. 25)
ZONE: B-2 CONDITIONAL

MATCH LINE
SEE SHEET 3

40' R/W
ROLAND STREET

MATCH LINE
SEE SHEET 3

PHASE 6
SEE SHEET 3

PHASE 10
SEE SHEET 3

RECREATION AREA
PROPOSED CONCRETE RETAINING WALL

PEDESTRIAN 9D'WK.

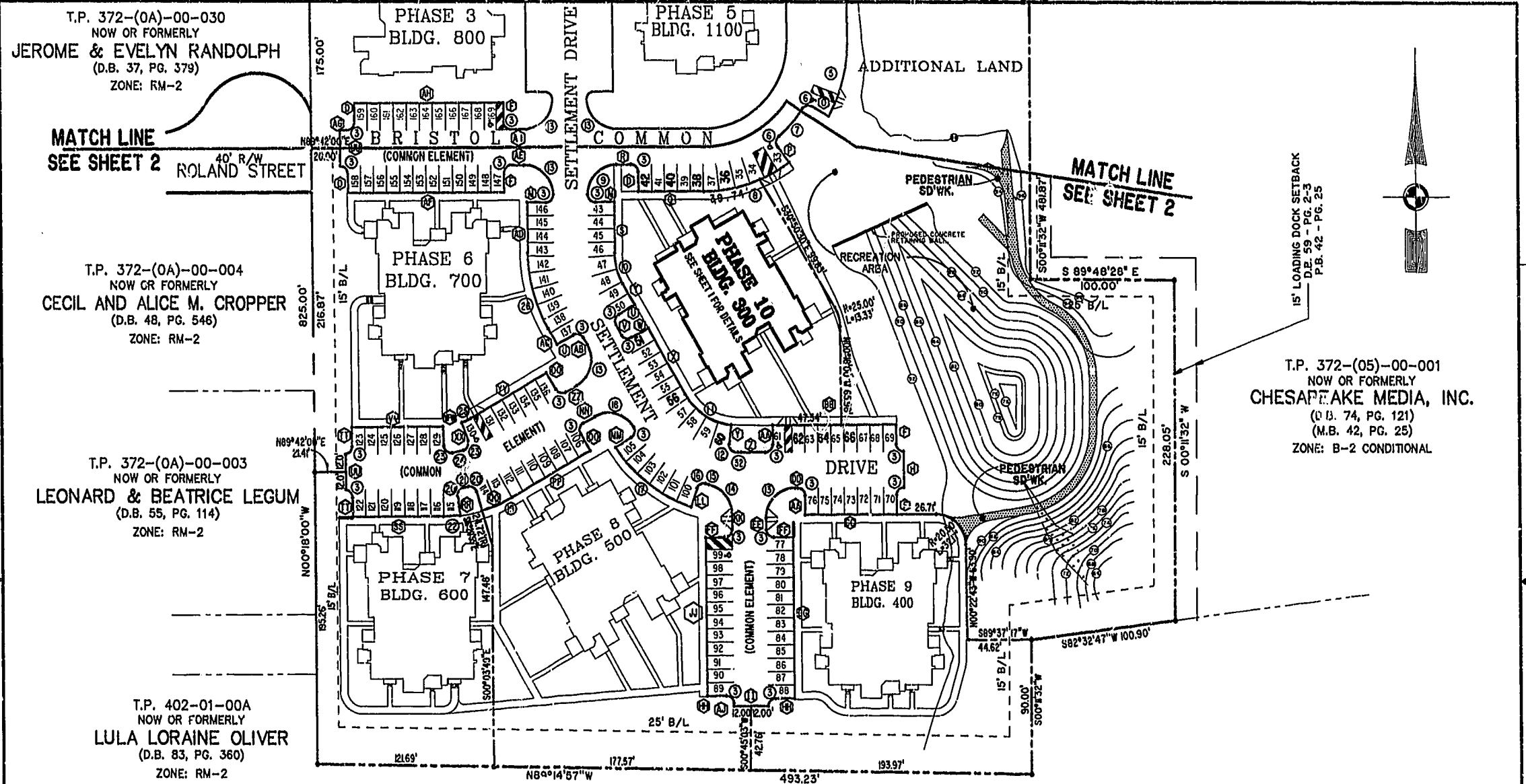
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
19 Oct 2001
at 12:18 PM, PB 83, PG. 67-63
DOCUMENT # 011596
Betsy B. Woolridge, Clerk
Betsy B. Woolridge Dep. Clerk

BRISTOL COMMONS
A CONDOMINIUM COMMUNITY
PHASE TEN

FOR
KEY GROUP, LLC

CITY OF WILLIAMSBURG, VIRGINIA

Hassell & Folkes, P.C. Engineers Surveyors Planners Chesapeake, VA 23320 (757) 547-9531	SIZE C	CONTRACT NO 98062	DISK/BOX 123L/15	FILENAME BRISTOL10.DWG	REV.
SCALE: 1"=50'		DATE: 09/20/01		SHEET 2 of 4	



T.P. 372-(0A)-00-030
NOW OR FORMERLY
JEROME & EVELYN RANDOLPH
(D.B. 37, PG. 379)
ZONE: RM-2

MATCH LINE
SEE SHEET 2
40' R/W
ROLAND STREET

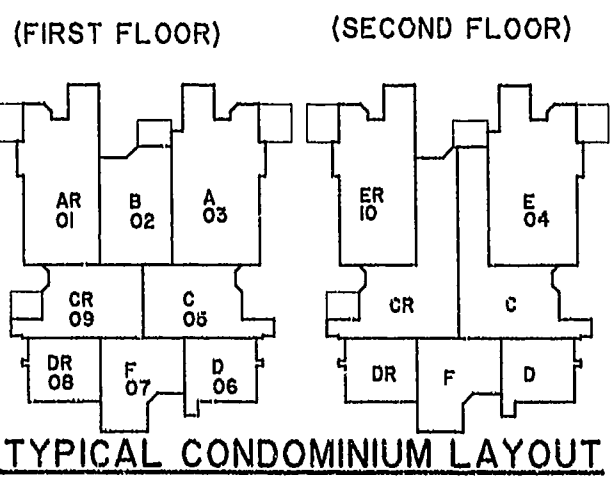
T.P. 372-(0A)-00-004
NOW OR FORMERLY
CECIL AND ALICE M. CROPPER
(D.B. 48, PG. 546)
ZONE: RM-2

T.P. 372-(0A)-00-003
NOW OR FORMERLY
LEONARD & BEATRICE LEGUM
(D.B. 55, PG. 114)
ZONE: RM-2

T.P. 402-01-00A
NOW OR FORMERLY
LULA LORAIN OLIVER
(D.B. 83, PG. 360)
ZONE: RM-2

T.P. 372-(05)-00-001
NOW OR FORMERLY
CHESAPEAKE MEDIA, INC.
(D.B. 74, PG. 121)
(M.B. 42, PG. 25)
ZONE: B-2 CONDITIONAL

T.P. 372-(04)-00-00-A2
NOW OR FORMERLY
CITY OF WILLIAMSBURG
(D.B. 121, PG. 321)
(M.B. 36, PG. 77)



City of Williamsburg & County of James City
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19 Oct 2001
at *12:18 PM*, P.B. 83 PG. 60-63
DOCUMENT # *011596*
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Betsy Woolridge Dep. Clerk



BRISTOL COMMONS
A CONDOMINIUM COMMUNITY
PHASE TEN
FOR
KEY GROUP, LLC
CITY OF WILLIAMSBURG, VIRGINIA

Hassell & Folkes, P.C. Engineers Surveyors Planners Chesapeake, VA 23320 (757)547-9531	SIZE C	CONTRACT NO 98062	DISK/BOX 123L/15	FILENAME BRISTOL0.DWG	REV
	SCALE: 1" = 50'		DATE: 09/20/01	SHEET 3 of 4	

INST# 011596

COMMON AREA COURSE DATA
(PARKING)

Nº	BEARING	DISTANCE
A	S05°33'24"E	33.84'
B	S06°44'34"W	83.49'
C	N89°42'00"E	5.2'
D	N00°18'00"W	13.00'
E	N89°42'00"E	97.00'
F	S00°18'00"E	13.00'
G	N89°42'00"E	3.00'
H	S00°18'00"E	24.00'
I	S00°18'00"E	13.00'
J	S89°42'00"W	98.00'
K	N00°18'00"W	13.00'
L	S89°42'00"W	14.00'
M	N89°42'00"E	13.00'
N	S00°18'00"E	50.13'
O	N60°20'44"W	13.14'
P	S36°10'37"E	13.14'
Q	S89°42'00"W	45.44'
R	S89°42'00"W	10.00'
S	S00°18'00"E	33.91'
T	S30°00'00"E	16.32'
U	S60°00'00"W	13.00'
V	S30°00'00"E	8.00'
W	N60°00'00"E	13.00'
X	S30°00'00"E	50.83'
Y	S06°33'36"W	12.77'
Z	N89°42'00"E	18.81'
AA	N00°18'00"W	13.00'
BB	N89°42'00"E	95.00'
CC	S89°42'00"W	63.00'
DD	S89°42'00"W	2.00'
EE	S00°18'00"E	8.00'
FF	N89°42'00"E	13.00'
GG	S00°18'00"E	108.00'
HH	S89°42'00"W	13.00'
II	S89°42'00"W	24.00'
JJ	N00°18'00"W	100.00'
KK	N00°18'00"W	11.10'
LL	S18°39'10"W	13.14'
MM	N58°53'54"E	12.86'
NN	S60°00'00"W	9.00'
OO	S30°00'00"E	13.00'
PP	S60°00'00"W	62.42'
QQ	N6°20'55"W	13.15'
RR	S07°16'42"E	13.15'
SS	S89°42'00"W	62.50'
TT	N00°18'00"W	13.00'
UU	N00°18'00"W	24.00'
VV	N89°42'00"E	63.00'
WW	S0°05'44"E	12.74'
XX	N22°42'13"W	12.74'
YY	N60°00'00"E	62.42'
ZZ	N60°00'00"E	9.00'
AB	N30°00'00"W	5.60'
AC	N30°00'00"W	12.55'
AD	S00°18'00"W	33.91'

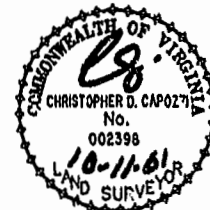
COMMON AREA CURVE DATA
(PARKING)

Nº	BEARING	DISTANCE
AE	S89°42'00"W	5.00'
AF	S89°42'00"W	108.00'
AG	N89°42'00"E	5.00'
AH	N89°42'00"E	103.00'
AI	N89°42'00"E	9.00'
AJ	N00°18'00"W	2.00'
AK	N89°42'00"E	24.00'
AL	N00°18'00"W	99.00'
AM	S00°18'00"E	85.00'
AN	S00°18'00"E	3.00'
AO	S00°18'00"E	81.00'
AP	N89°42'00"E	60.44'
AQ	N00°18'00"W	83.36'
AR	N05°33'24"W	167.31'
AS	S89°42'00"W	8.96'

Nº	DELTA	RADIUS	LENGTH	TANGENT
1	12°17'58"	150.00'	32.20'	16.16'
2	97°02'53"	10.00'	18.94'	11.31'
3	90°00'00"	5.00'	7.85'	5.00'
4	160°00'00"	5.00'	15.71'	-----
5	29°57'15"	100.00'	52.28'	26.75'
6	66°42'19"	5.00'	7.57'	4.72'
7	17°28'45"	82.00'	24.94'	12.97'
8	36°07'58"	100.00'	62.88'	32.52'
9	90°00'00"	20.00'	31.42'	20.00'
10	29°42'00"	42.00'	21.77'	11.4'
11	53°26'24"	42.00'	39.17'	21.14'
12	95°12'37"	5.00'	8.31'	5.48'
13	90°00'00"	20.00'	31.42'	20.00'
14	75°59'06"	20.00'	26.82'	15.62'
15	0°43'02"	84.00'	2.52'	126'
16	80°46'46"	5.00'	7.57'	4.73'
17	37°26'09"	102.00'	66.64'	34.56'
18	88°53'54"	20.00'	31.05'	19.62'
19	13°39'05"	96.00'	22.87'	11.49'
20	86°32'47"	5.00'	7.55'	4.71'
21	02°09'47"	78.00'	2.94'	147'
22	06°58'42"	96.00'	16.69'	5.85'
23	95°56'24"	5.00'	8.37'	5.54'
24	09°53'41"	54.00'	9.33'	4.67'
25	07°17'47"	38.60'	4.58'	2.30'
26	29°42'00"	102.00'	52.87'	27.04'
27	82°20'07"	5.00'	7.19'	4.37'
28	98°10'35"	20.00'	34.27'	23.08'
29	84°16'56"	20.00'	29.42'	18.10'
30	10°26'59"	5.00'	8.85'	6.1'
31	90°00'00"	58.00'	91.1'	58.00'
32	0°38'39"	60.00'	172'	0.86'

CHORO = N39°34'30"W 7.74'

City of Williamsburg & County of James City
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BRISTOL COMMONS
A CONDOMINIUM COMMUNITY
FOR
PHASE TEN
KEY GROUP, LLC
CITY OF WILLIAMSBURG, VIRGINIA

Hassell & Polkes, P.C. Engineers Surveyors Planners Chesapeake, VA 23320 (757) 547-9531	SIZE C	CONTRACT NO 98062	DISK/BOX 123L/15	FILENAME BRISTOL10.DWG	REV. 1
SCALE: N/A		DATE: 09/20/01		SHEET 4 of 4	