#020019595

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PLAT OF SUBDIVISION
LANDFALL AT JAMESTOWN
PHASE FIVE
JAMESTOWN DISTRICT
JAMES CITY COUNTY , VIRGINIA

DATE: 12/07/01	SHEET 3 OF 6	SCALE: 1"=50'
PROJECT NO: 30803.00	DRAWN BY: DWP	

VHB Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
11832 Rock Landing Drive, Suite 203
Newport News, Virginia 23606
(757) 873-3386 • FAX (757) 873-0757

COMMONWEALTH OF VIRGINIA
6/17/02
David W. Ard
DAVID W. ANCREA
NO. 2215
LAND SURVEYOR

PHASE ONE
P.B. 68, PG. 51 54

VDOT STATE ROUTE 31
PROJ. # 031-2847-03-05
00°06'48"
JAMES CITY COUNTY GROUND CONTROL MERIDIAN

GRAPHIC SCALE
0 50 100
SCALE: 1"=50'

LEGEND
- DENOTES IRON PIN TO BE SET
- DENOTES ANGLE POINT
- EXTERIOR PROPERTY LINE
- LIMITS OF NATURAL OPEN SPACE EASEMENT

POWHATAN CREEK

CONSERVATION AREA "G"
0.1± ACRES

L25 S 26°11'41" E 257.09'
L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39 L40 L41
S 87°24'10" E 81±
N 89°08'35" E 82±
N 74°50'50" E 76.10'
S 15°09'10" E 158.09'
31±
37±
270±
226±
81±
100' RPA BUFFER
NATURAL OPEN SPACE EASEMENT
EDGE OF TIDAL WETLANDS
EDGE OF WATER AND PROPERTY LINE
S 02°03'06" W 181±
N 36°29'43" E 188±
S 40°28'31" W 278±
N 40°28'31" E 161±
EDGE OF TIDAL WETLANDS

MATCH LINE SEE SHEET 4

LOT 48
43,438 S.F.
LOT 47
43,521 S.F.
LOT 46
40,540 S.F.
LOT 45
43,298 S.F.
LOT 44
43,444 S.F.
LOT 43
43,500 S.F.

C30 C2 C11 C12 C10 C7 C36 C17 C19 C9 C8
L72 L73 L74 L75 L76 L77 L78 L79 L80 L81 L82 L83 L84 L85 L86 L87 L88
S 26°11'41" E 172.20'
146.66'
103.67'
10' SIDE YARD SETBACK LINE (TYP)
50.00' FRONT BUILDING SETBACK LINE
N 21°40'50" E 79.59'
25' FRONT BUILDING SETBACK LINE (TYP)
139.32'
N 50°04'26" E 100.43'
341.16'
S 50°04'26" W
95.47'
36.48'
100.00'
93.84'
N 39°55'34" W 362.74'
50' R/W

ROBERT FENTON ROAD

CONSERVATION AREA "F"
(WITHIN THE NATURAL OPEN SPACE EASEMENT)
239.10'
N 11°47'13" E 118.88'
100.00'

MATCH LINE SEE SHEET 2
MATCH LINE SEE SHEET 2
MATCH LINE SEE SHEET 5

10' EXCLUSIVE UTILITY EASEMENT HEREBY CONVEYED TO THE JAMES CITY SERVICE AUTHORITY

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 26 Aug. 2002
at 10:22 AM/PM, PB 87 PG 42-44
DOCUMENT # 020019595
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge, Dep. Clerk

LANDFALL PH5. 95-010
PLAT BOOK 87, PAGE 44.

FILE# 30803ph5-2000