PLAT OF INGRESS EGRESS EASEMENT

(ACROSS LOT 13A, RESUBDIVISION OF EAGLE TREE FARM)
OF
THE PROPERTY STANDING IN THE NAMES OF
EUGENE C. & MARY K. ANDREWS, TRUSTEES
OF
EUGENE C. & MARY K. ANDREWS
LIVING TRUST

15' EASEMENT TO FOLLOW EXISTING GRAVEL ROAD
SEE LINE TABLE BELOW

BORING CC
BORING BB
BORING EE
BORING DD
BORING AA

LOT 8
N/F
WILD TURKEY RIDGE
LIMITED PARTNERSHIP
TAX PARCEL # 0940100008G
INSTR. # 970008313
50.1 AC.

S68°13'23"E 136.50'
S33°23'05"E 59.80'
S05°31'38"W 367.22'
N51°51'02"E 132.45'
S11°40'54"W 112.73'
N54°36'51"E 104.82'
S63°36'11"E 143.00'
N85°51'44"W 55.91'
S87°39'26"E 219.81'
N44°49'25"W 173.22'
S48°21'04"W 85.18'
N52°36'48"W 62.67'
S17°02'20"W 70.37'
N31°39'27"W 78.12'
S34°01'49"E 83.11'
N68°02'00"W 165.65'
N31°27'47"W 106.21'
N06°25'00"W 298.88'
N46°11'00"E 166.44'
N26°23'00"E 106.00'
N48°34'00"E 279.00'
N34°54'02"E 211.36'
N34°54'00"E 489.20'
N23°02'00"E 579.30'
N06°25'00"W 468.27'
N46°11'00"E 190.42'
N26°23'00"E 107.61'
N48°34'00"E 244.61'
N87°40'16"E 28.56'
S74°04'09"E 116.06'
S66°03'13"E 84.74'
S53°37'11"E 125.11'
S68°33'18"E 66.01'
S74°56'28"E 127.22'
S81°05'02"E 138.57'
N17°51'00"W 690.00'
N17°51'00"W 659.43'
N17°32'11"W 278.94'
N09°54'00"E 399.27'
N09°54'00"E 376.67'
N09°54'00"E 455.64'
N80°01'00"W 907.28'
N80°01'00"W 911.55'
N80°01'00"W 896.62'
N17°30'00"E 2209.30'
N17°30'00"E 2185.34'
N17°30'00"E 2129.89'
S72°30'00"E 702.53'
N17°53'46"E 954.00'
S17°53'46"W 2010.00'
N17°30'00"E 1145.00'
A=713.74' R=1939.86' (LOT "B")
A=80.82' R=1939.86' (LOT 8)
A=31.70' R=1939.86' REMAINDER OF (LOT 13)
A=31.54' R=1939.85' (LOT "A")
N68°54'08"W 30.58'
S79°15'35"E 58.65'
N87°35'07"E 75.40'
N79°49'51"E 100.19'
S86°14'22"E 828.99'
S01°20'08"E 120.66'
N90°00'00"W 153.89'
S34°33'48"W 421.09'
S54°09'43"W 1207.25'
N43°15'46"E 630.69'

DELINEATED WETLANDS
APPROX. LOCATION 100 YR. FLOOD PLAIN
MILL CREEK
℄ CREEK IS ℞
100' RPA BUFFER ZONE
CENTER LINE OF 30' INGRESS EGRESS EASEMENT TO LOT B (30.1 AC.) PB 63 PG 67
EASEMENT ENCOMPASSES EXISTING ROAD LINES 1- 24
SEE LINE TABLE SHEET # 1
15' BSL
CLASS III B WELL
"A" DENOTES RESERVE DRAINFIELD.
"P" DENOTES PRIMARY DRAINFIELD
DELINEATED WET LANDS
APPROXIMATED LOCATION OF THE 100 YR. FLOOD PLAIN
REMAINDER OF LOT 13
122.505 +/- Ac.
APPROXIMATE LOCATION 25' DRAINFIELD EASEMENT PB 62 PG 22
4457' +/- ALONG CREEK
NEW PROPERTY LINE
LINES 3-9 ON EASEMENT IS ALSO NEW PROPERTY LINE OF LOT "A" SEE LINE TABLE SHEET # 1
150' EASEMENT FOR USE IN COMMON BY LOTS 1-4 & 6-8 (RESUBDIVISION OF EAGLE TREE FARMS) PB56 PG 40
BENT IRF
IRF
IAF
DRAINFIELD LOT 13 A
DRAINFIELD 7' FROM PROPERTY LINE
RPA BUFFER ZONE
175' EASEMENT FOR USE IN COMMON BY LOTS 1-4 & 6-8 (RESUBDIVIDE OF EAGLE TREE FARMS) PB 56 PG 40
60' INGRESS EGRESS EASEMENT FOR SHARED ACCESS TO LOTS 13, 13A.
NEW PROPERTY LINES
60' INGRESS EGRESS EASEMENT TO BE USED FOR SHARED ACCESS TO LOTS 13, 13A.
ALSO REMAINDER OF LOT 13 (122.505+/- AC.)
LOT "13 A" 53.595 +/- Ac.
25' EASEMENT TO DRAINFIELD PB 60 PG 57
NORTH RIVERSIDE DRIVE S.R. 715 (60' R/W)
PB 62 PG 22 RECORD MERIDIAN

LINE TABLE
FOR 15' INGRESS/EGRESS EASEMENT
ACROSS LOT 13A

L1	N 08° 46' 33" W ,	196.37'
L2	N 09° 55' 48" E ,	14.90'
L3	N 10° 07' 47" E ,	106.44'
L4	N 17° 47' 33" E ,	91.96'
L5	N 15° 35' 18" E ,	35.28'
L6	N 04° 52' 03" E ,	42.19'
L7	N 07° 06' 21" W ,	118.59'
L8	N 10° 15' 58" W ,	90.00'
L9	N 15° 08' 33" W ,	58.04'
L10	N 25° 38' 45" W ,	47.67'
L11	N 34° 37' 08" W ,	65.18'
L12	N 27° 28' 56" W ,	8.46'

EASEMENT TO BE USED FOR ACCESS TO LOWER PORTION OF LOT 13, ACROSS LOT 13A. EASEMENT TO FOLLOW CENTERLINE OF EXISTING GRAVEL ROAD.

LOT 12
N/F
CAROLINA R. & OLGA A. COUNCIL
TAX PARCEL #0940100008J
DB 743 PG 840
28.24 AC.

COMMONWEALTH OF VIRGINIA
EDWARD C. CARR II
No. 002505
4-27-04
LAND SURVEYOR

OWNERS CONSENT

THE PLATTING OF THIS EASEMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER SIGNED OWNERS.

OWNERS

EUGENE C. ANDREWS E C Andrews DATE 4-27-04

MARY K. ANDREWS Mary K Andrews DATE 4-27-04

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, COUNTY OF JAMES CITY
A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON (S) WHOSES NAMES ARE UNDERSIGNED HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY OF JAMES CITY THIS DAY OF April 27 2004

MY COMMISSION EXPIRES May 31, 2006

Cathy L Carr
NOTARY PUBLIC

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 13th, 2004
at 1:56 ~~AM~~/PM. PB ___ PG ___
DOCUMENT # 040012715
BETSY B. WOOLRIDGE, CLERK
Betsy B Woolridge Clerk

instrument # 040012715

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 13 DAY OF May, 2004
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT ~~BOOK~~ ___, ~~PAGE~~ inst #040012715
TESTE: Betsy B Woolridge CLERK
BY: Regina A Bliss Deputy Clerk
PROPERTY IS TAX ID # 0940100008H

GRAPHIC SCALE 1"=300'
0 300 600 900

#040012715