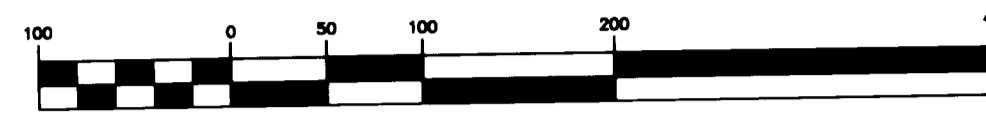


060002226

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER, THEREFORE ALL EXISTING EASEMENTS MAY NOT BE SHOWN.
2. PROFFERS RECORDED IN DB.820 PG.168 AFFECT SUBJECT PROPERTY.
3. NEW MONUMENTS SHALL BE INSTALLED PER SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

○ DENOTES 5/8" ROD SET

R=2044.86
L=10.00
Δ=0°16'49"
T=5.00
CHB=S45°23'11"E
CHD=10.00

**RICHMOND ROAD
STATE ROUTE 60
(160' R/W)**

N 3651471.22
E 11990671.95

ZION BAPTIST
CHURCH
D.B. 78, PG. 587
D.B. 121, PG. 135
D.B. 363, PG. 284

10' C & P EASEMENT
D.B. 605, PG. 677
(TO BE VACATED)

**"PARCEL "A"
R/W DEDICATED TO V.D.O.T.
0.833 ACRES
(36,295 SQ. FT.)**

R=633.11
L=490.04
Δ=44°20'53"
T=258.03
CHB=S88°55'56"E
CHD=477.90

**CENTERVILLE ROAD
STATE ROUTE 614
(VARIABLE WIDTH R/W)**

**PROPOSED VAR. WIDTH
PERMANENT V.D.O.T. SLOPE
EASEMENT
0.387 ACRE
(16,871 SQ. FT.)**

**JAMES CITY COUNTY, VIRGINIA
INST. No. 030017220
P.B. 64, PG. 30-32
PARCEL ID.: 3210100013**

67.7± ACRES PER PLAT RECORDED IN
P.B. 64 PG.30-32; LESS AREAS
CONTAINED IN PARCELS A,B, & D OF
THIS PLAT, 5.110 ACRES; PLUS
ACERAGE CONTAINED IN PORTION OF
PARCEL 3210100012 CREATED BY
VACATION OF A PORTION OF ABUTTING
PARCEL LINES, 0.713 ACRE;
RESIDUAL=63.3± ACRES

50' VA. POWER ACCESS
ROAD EASEMENT
D.B. 435, PG. 207
NON-EXCLUSIVE, TEMP. ACCESS
EASEMENT
INST. No. 990016087

50' VA. POWER ACCESS
ROAD EASEMENT
D.B. 435, PG. 207
NON-EXCLUSIVE, TEMP. ACCESS
EASEMENT
INST. No. 990016087

**PROPOSED VAR. WIDTH
PERMANENT DRAINAGE EASEMENT
0.021 ACRE
(919 SQ. FT.)**

**PROPOSED VAR. WIDTH
PERMANENT V.D.O.T.
SLOPE EASEMENT
0.110 ACRE
(4,790 SQ. FT.)**

**PARCEL "B"
R/W HEREBY DEDICATED FOR PUBLIC
STREET PURPOSE
2.097 ACRES
(91,330 SQ. FT.)**

**PROPOSED VAR. WIDTH PERMANENT
V.D.O.T. SLOPE EASEMENT
0.206 ACRE (8,970 SQ. FT.) TOTAL
0.098 ACRE (4,265 SQ. FT.) PARCEL 3210100012
0.108 ACRE (4,705 SQ. FT.) PARCEL 3210100013**

TOTAL CURVE
R=440.00
L=201.34
Δ=26°13'04"
T=102.46
CHB=S14°55'12"W
CHD=199.59

**PROPERTY LINE
TO BE VACATED
0.713 ACRES
(31,050 SQ. FT.)**

TOTAL CURVE
R=560.00
L=256.25
Δ=26°13'04"
T=130.41
CHB=N14°55'12"E
CHD=254.02

**PROPOSED VAR. WIDTH PERMANENT
V.D.O.T. SLOPE EASEMENT
0.049 ACRE
(2,144 SQ. FT.)**

**PARCEL "C"
R/W HEREBY
DEDICATED FOR PUBLIC
STREET PURPOSE
1.865 ACRES
(81,221 SQ. FT.)**

LOT 1A
CAMELOT
SUBDIVISION
P.B. 24, PG. 2

**PROPOSED VAR. WIDTH
PERMANENT V.D.O.T. SLOPE
EASEMENT
0.191 ACRE
(8,310 SQ. FT.)**

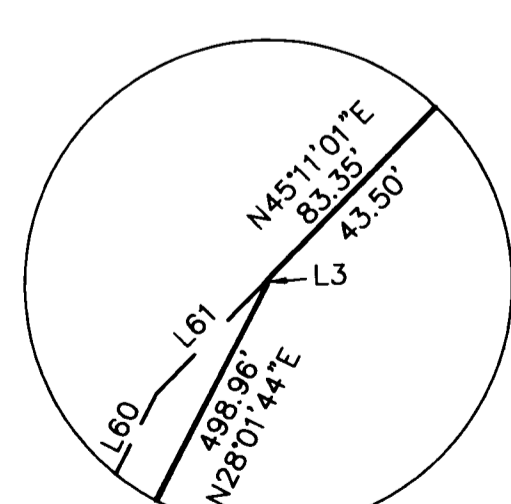
MATCH LINE

**SEE DETAIL
"B"**

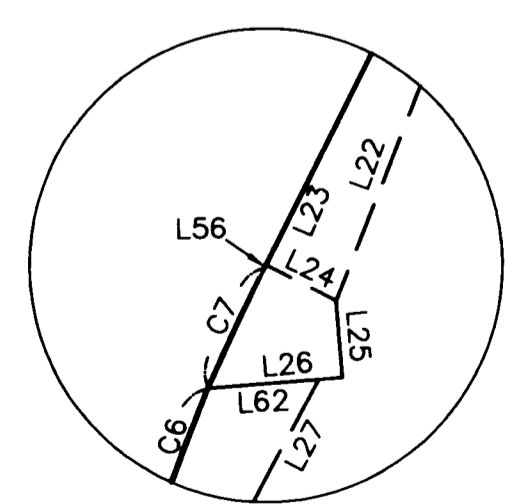
**SEE DETAIL
"A"**

**EX. V.D.O.T. R/W
V.D.O.T. PROJ. NO.:
0614-047-132, M504**

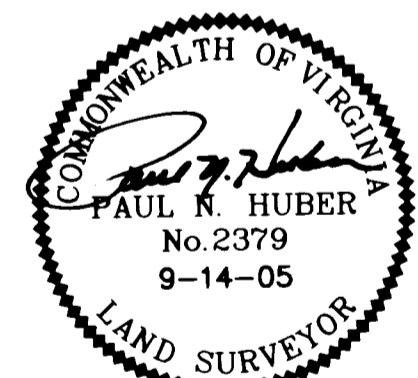
**PROPERTY LINE
TO BE VACATED
0.713 ACRES
(31,050 SQ. FT.)**



**DETAIL "A"
(NO SCALE)**



**DETAIL "B"
(NO SCALE)**



**PLAT SHOWING 4 PARCELS
OF LAND AND VARIOUS
EASEMENTS LYING SOUTH OF
CENTERVILLE ROAD ~ STATE
ROUTE 614**

Powhatan District	James City County, Va
DATE: 09/14/05	SCALE: 1"=100
SHEET 2 OF 3	J.N.:22303
DRAWN BY: RLF	CHECK BY: PNH/MSF

REVISED: 12-7-05

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
31 January 2006
at 10:32 AM/PM, PB _____ PG _____
DOCUMENT # 060002226
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

TIMMONS GROUP
 Infrastructure Technology
 Residential Site Development
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