

#060002226

OWNERS CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

1/09/06
DATE

Sanford B. Wanner
SIGNATURE

SANFORD B. WANNER
NAME PRINTED

CERTIFICATE OF NOTIFICATION:

CITY/COUNTY OF James City

I, Joya L. Ricks, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 9th DAY OF January, 2006.

Joya L. Ricks
SIGNATURE

MY COMMISSION EXPIRES December 31, 2008

LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S27°51'19"W	13.14'	L32	N79°52'47"E	12.90'
L2	S60°29'20"W	75.86'	L33	S87°28'54"E	993.90'
L3	N07°53'27"W	0.50'	L34	S02°31'06"W	10.00'
L4	S27°51'19"W	15.13'	L35	S02°31'06"W	5.50'
L5	N60°29'20"E	20.80'	L36	N87°28'54"W	230.76'
L6	N64°45'14"W	50.35'	L37	N82°33'15"W	58.21'
L8	S17°59'23"W	64.23'	L38	N87°28'54"W	679.59'
L9	S26°04'18"W	24.83'	L39	S78°38'08"W	54.77'
L10	N61°58'16"W	22.28'	L40	N88°01'34"W	108.90'
L11	N28°01'44"E	150.82'	L41	N00°53'52"W	24.22'
L12	S26°29'10"W	75.67'	L42	S01°55'25"W	175.79'
L13	N60°29'20"E	15.27'	L43	S13°06'54"E	20.08'
L14	S10°07'13"E	20.00'	L44	S00°06'20"E	55.77'
L15	S79°52'47"W	44.04'	L45	N33°50'46"W	27.31'
L16	S79°52'47"W	31.14'	L46	S01°48'40"W	379.61'
L17	N28°01'44"E	42.93'	L47	N33°50'46"W	12.42'
L18	S32°16'45"W	77.42'	L48	N12°15'04"W	75.39'
L19	S31°27'12"W	82.77'	L49	N00°38'13"E	48.23'
L20	S34°08'48"W	46.44'	L50	N07°15'30"E	203.40'
L21	S24°23'33"W	40.89'	L51	S01°48'40"W	323.83'
L22	S20°23'06"W	67.82'	L52	N00°49'14"W	41.35'
L23	N28°01'44"E	294.80'	L53	N09°58'07"E	60.39'
L24	N61°58'16"W	20.47'	L54	N33°41'30"E	130.58'
L25	S03°45'34"E	20.00'	L55	N29°59'51"E	74.10'
L26	N86°14'26"E	34.97'	L56	S28°01'44"E	1.77'
L27	S29°15'41"W	43.32'	L57	N17°51'23"E	108.58'
L28	S29°04'00"W	55.18'	L58	N33°11'29"E	49.95'
L29	S08°06'06"E	58.95'	L59	N38°13'18"E	84.92'
L30	S06°58'46"W	63.97'	L60	N27°41'18"E	78.32'
L31	S05°11'40"W	171.87'	L61	N45°11'01"E	20.81'
			L62	N86°14'26"E	28.80'
			L63	N02°09'57"W	198.24'
			L64	N10°23'45"E	69.93'
			L65	N19°28'19"E	41.46'
			L61	N45°11'01"E	20.81'

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND THE ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

9/14/05
DATE

Paul N. Huber
NAME

Paul N. Huber
NAME PRINTED

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	737.79'	312.69'	158.73'	24°16'59"	S82°40'23"W	310.35'
C2	783.00'	279.22'	141.11'	20°25'54"	N74°58'10"W	180.25'
C3	560.00'	158.33'	79.70'	16°11'59"	N19°55'45"E	157.81'
C4	560.00'	97.92'	49.08'	10°01'05"	N06°49'13"E	97.79'
C5	783.00'	180.65'	90.73'	13°13'09"	N78°34'33"W	98.50'
C6	440.00'	167.66'	84.86'	21°49'57"	N12°43'38"E	166.65'
C7	440.00'	33.68'	16.85'	4°23'08"	N5°50'11"E	33.67'
C8	560.00'	102.02'	51.15'	10°26'16"	S7°01'48"W	101.88'
C9	560.00'	138.05'	69.38'	14°07'29"	S20°58'00"W	137.70'

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

1/10/06
DATE

Benny A. W...
VIRGINIA DEPARTMENT OF TRANSPORTATION

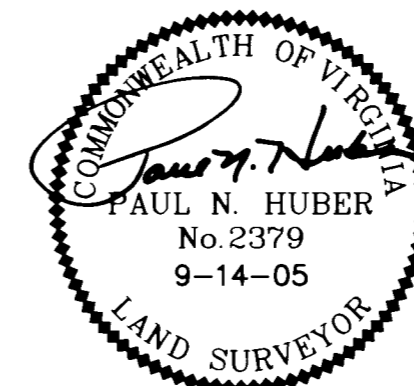
DATE

[Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY TMB SERVICE CORP. TO JAMES CITY COUNTY, VIRGINIA BY DEED DATED JUNE 4, 2003 AND JUNE 19, 1996 RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, INSTRUMENT 030017220-TAX PAR. 3210100013 AND INSTRUMENT 990016087- TAX PAR. 3210100012.

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



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

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

REVISED: 12-7-05

THIS DRAWING PREPARED AT THE CORPORATE OFFICE
1001 Boulevard Parkway, Suite 300 | Richmond, VA 23225
TEL: 804.280.6500 FAX: 804.350.1016 www.timmons.com

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Infrastructure

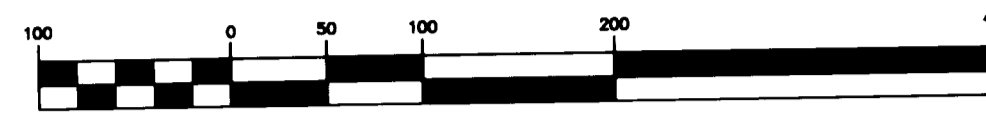
Residential

Site Development

TIMMONS GROUP

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

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

**PROPOSED VAR. WIDTH
PERMANENT V.D.O.T. SLOPE
EASEMENT**
0.050 ACRE
(2,188 SQ. FT.)

N 3651199.54
E 11989494.42

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

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

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

**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

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

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

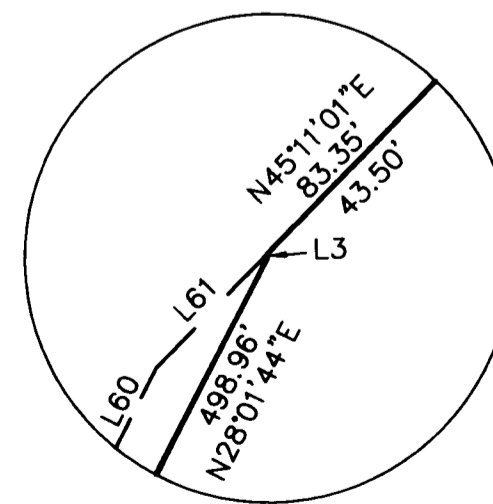
**PARCEL "B"
R/W HEREBY DEDICATED FOR PUBLIC
STREET PURPOSE**
2.097 ACRES
(91,330 SQ. FT.)

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

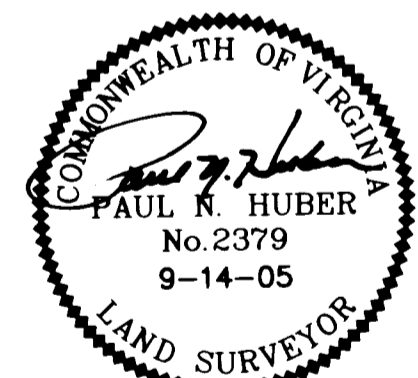
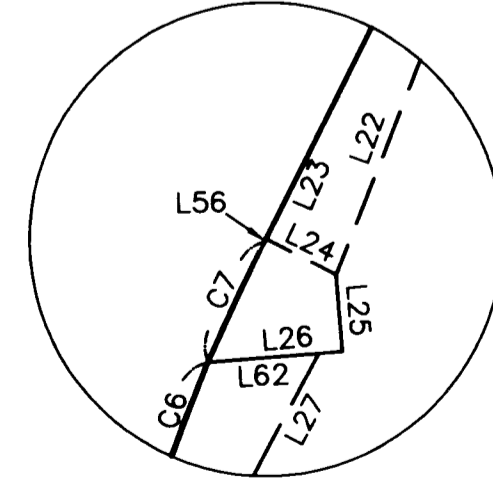
20.23'
(TIE
DISTANCE)

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

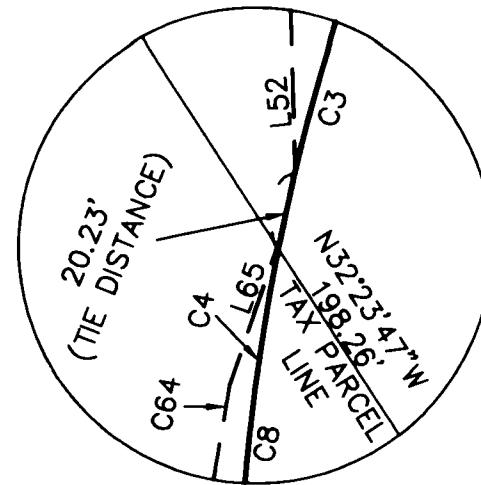
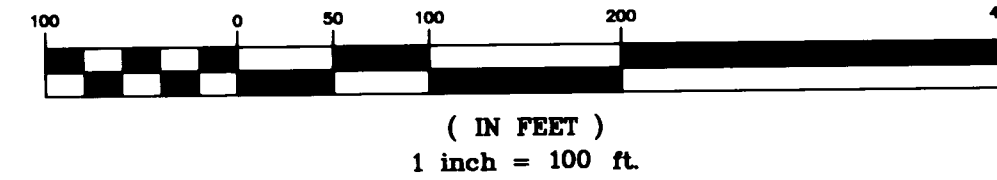
REVISED: 12-7-05

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
 YOUR VISION ACHIEVED THROUGH OURS.
 1001 Builders Row, Richmond, VA 23225
 TEL: 804.201.6500 FAX: 804.540.1015 WWW.TIMMONSGROUP.COM

#060002226

GRAPHIC SCALE



DETAIL "C"
(NO SCALE)



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.)

527.2± ACRES PER PLAT RECORDED IN P.B. 64
PG.30-32; LESS AREA CONTAINED IN PARCEL C
OF THIS PLAT, 1,865 ACRES; LESS ACERAGE
CONTAINED IN PORTION OF PARCEL 3210100012
REMOVED BY VACATION OF A PORTION OF
ABUTTING PARCEL LINES, 0.713 ACRE;
RESIDUAL=524.6± ACRES

JAMES CITY COUNTY, VIRGINIA
INST. No. 990016087
P.B. 64, PG. 30-32
PARCEL ID.: 3210100012

PROPOSED VAR. WIDTH
PERMANENT V.D.O.T.
SLOPE EASEMENT
0.081 ACRE
(3,532 SQ. FT.)

JAMES CITY COUNTY, VIRGINIA
INST. No. 990016087
P.B. 64, PG. 30-32
PARCEL ID.: 3210100012

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

JAMES CITY COUNTY, VIRGINIA
INST. No. 990016087
P.B. 64, PG. 30-32
PARCEL ID.: 3210100012

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

PROPOSED VAR. WIDTH PERMANENT
V.D.O.T. SLOPE EASEMENT
0.227 ACRE (9,902 SQ. FT.) TOTAL
0.015 ACRE (671 SQ. FT.) PARCEL 3210100012
0.211 ACRE (9,231 SQ. FT.) PARCEL 3210100013

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

PROPOSED VAR. WIDTH PERMANENT
V.D.O.T. SLOPE EASEMENT
0.270 ACRE (11,744 SQ. FT.) TOTAL
0.090 ACRE (3,934 SQ. FT.) PARCEL 3210100012
0.179 ACRE (7,810 SQ. FT.) PARCEL 3210100013

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, 5.11 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

PARCEL "D"
R/W HEREBY DEDICATED FOR
PUBLIC STREET PURPOSE
2.180 ACRES
(94,993 SQ. FT.)

OPPORTUNITY
WAY
N87°28'54"W

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
10:32 AM/PM, 2005 PG. 3
DOCUMENT # 060002226
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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 3 OF 3	J.N.:22303
DRAWN BY: RLF	CHECK BY: PNH/MSF
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