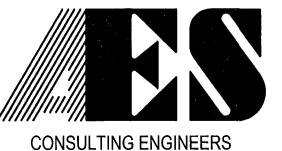
#1060031150

LINE TABLE REFERENCES: (CAMPSITES) THIS PLAT IS BASED ON A CURRENT FIELD BOUNDARY SURVEY, MARKERS AS NOTED AND OTHER LINE TABLE **CURVE TABLE** AVAILABLE INFORMATION. INTERIOR TRACT AND/OR PARCEL LINES AS SHOWN WERE NOT LOCATED BEARING LENGTH BEARING LENGTH TANGENT BY FIELD SURVEY AND HAVE NOT BEEN FIELD VERIFIED. INTERIOR TRACT AND/OR PARCEL LINES RADIUS LENGTH CHORD CHORD BEARING V.E.P.CO. EASEMENT RECORDED IN JAMES CITY CO. DELTA N82'51'12"E S51'35'32"W 78.85 59.60' DEED BOOK 96, PAGE 414, V.E.P.CO. PLAT BOOK 2, PAGE 312 (UNSPECIFIED WIDTH) (NOTED ON SURVEY) AS SHOWN ARE FOR INFORMATION PURPOSES ONLY. APPROXIMATE EDGE OF WATER OF THE 559.06 13'41'17' 2345.69 560.39 S45'39'36"W 281.54 JAMES RIVER, OTHER TRIBUTARIES, BRANCHES, DITCHES AND OTHER WATER COURSES WERE L2 S31'00'42"W N73'31'01"E 67.33 <u> 145.09'</u> C2 TAKEN FROM JAMES CITY COUNTY GEOGRAPHIC INFORMATION SYSTEM. THE PROPERTY LINES 6'41'55" 2434.34 284.61 142.46 284.44 S44'06'52"W V.E.P.CO. EASEMENT RECORDED IN JAMES CITY CO. L3 N71°45'54"E 169.97 S38'48'49"W 90.07 ALONG ALL TIDAL-WATERS ARE TO MEAN LOW WATER. ALONG NON-TIDAL TRIBUTARIES, DEED BOOK 106, PAGE 450, V.E.P.CO. PLAT BOOK 3, PAGE 105 (UNSPECIFIED WIDTH) (NOT PLOTTABLE) C3 1'56'56" 391.65 195.84 S39'47'26"W 11514.16 391.63' S38'48'49"W 93.21 N62'06'02"E 124.86 BRANCHES, COVES AND/OR DITCHES THE PROPERTY LINE IS ALONG THE CENTERLINE OF SUCH FEATURES. MEAN LOW WATER WAS NOT OBSERVED OR DETERMINED AT THE TIME OF THIS 312.98 N57'57'23"E 31.28 NO4'51'45"W CHESAPEAKE AND POTOMAC TELEPHONE CO. RECORDED IN JAMES CITY CO. REFERENCES: (HIGHWAY TAKES) DEED BOOK 110, PAGE 435 (5' WIDTH) (NOTED ON SURVEY) L6 N19*59'59"W 112.40' N61'21'28"E 107.00 133.05 S80'47'37"W 125.7<u>7'</u> N63'53'20"E STATE HIGHWAY SYSTEM ROUTE 31 PROJECT 2847-03 SHEET 4A THIS SURVEY IS BASED ON THE JAMES CITY COUNTY GEODETIC CONTROL NETWORK 1990 -V.E.P.CO. EASEMENT RECORDED IN JAMES CITY CO. DEED BOOK 60, PAGE 474, NO. A682 - ST. HWY. PLAT BOOK 1, PAGE 93 VIRGINIA STATE PLANE COORDINATES — SOUTH ZONE — NAD 83 HORIZONTAL DATUM. THIS N65'40'14"E 79.28' L8 N51°50'07"E 130.32 DEED BOOK 109, PAGE 551, V.E.P.CO. PLAT BOOK 3, PAGE 152 (UNSPECIFIED WIDTH) (NOT PLOTTABLE) SURVEY WAS PREPARED USING BOTH CONVENTIONAL AND GPS SURVEYING METHODS. L9 N82'38'31"E 49.92' N15**'**47'34"W 259.5<u>3</u>' STATE HIGHWAY SYSTEM ROUTE 31 PROJECT 2847-03 SHEET 4A V.E.P.CO. EASEMENT RECORDED IN JAMES CITY CO. L10 N82'38'40"E 82.00' STATE ROUTE 31 RIGHT-OF-WAY IS BASED UPON FOUND MARKERS & VIRGINIA DEPT. OF S74'41'55"W 146,40 DEED BOOK 60, PAGE 480, NO. A684 - ST. HWY. PLAT BOOK 1, PAGE 95 DEED BOOK 122, PAGE 134, V.E.P.CO. PLAT BOOK 3, PAGE 265 (UNSPECIFIED WIDTH) (NOTED ON SURVEY) TRANSPORTATION PLANS, PROJECT NUMBER S899(1) ROUTE 31, LAST REVISION DATE: 3-17-57. L11 N59'39'15"E 153.90' N82'27'18"E 20.92' LIS PENDENS CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY 75.79' L12 N82'32'42"E V.E.P.CO. EASEMENT RECORDED IN JAMES CITY CO. N23'31'23"W <u>227.54'</u> DEED BOOK 64. PAGE 94 PROPERTIES SHOWN HEREON ARE CURRENTLY ZONED: ZONE B-1, GENERAL BUSINESS AND R-8, DEED BOOK 129, PAGE 160, V.E.P.CO. PLAT BOOK 3, PAGE 295 (10' MDTH) (NOTED ON SURVEY) L13 N36'57'27"W N65'46'25"E 87.15 <u> 276.10'</u> RURAL RESIDENTAL STATE HIGHWAY SYSTEM ROUTE 31 PROJECT 2847-03 SHEET 4A L14 92.95 S82'38'27"W <u> 154.56'</u> N58'42'51"E CONDITIONAL SEWAGE DISPOSAL SYSTEM PERMIT RECORDED IN JAMES CITY CO. (MAY AFFECT THESE DEED BOOK 67, PAGE 68, NO. C285 - ST. HWY. PLAT BOOK 1, PAGE 241 THE PROPERTIES SHOWN HEREON LIE IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 L15 N58'42'33"E 48.36' N52'02'08"W 62.81 PROPERTIES) (NOT PLOTTABLE) DEED BOOK 513, PAGE 165 YEAR FLOOD PLAIN), AND FLOOD ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) PER L16 N54'27'30"E N39**°**41**'**08"E 191.44' 27.70 STATE HIGHWAY SYSTEM ROUTE 31 PROJECT 2847-03 SHEET 4A F.I.R.M. #510201 0040 B AND #510201 0045 B DATED FEBRUARY 6, 1991. DEED BOOK 67, PAGE 71, NO. C203 — ST. HWY. PLAT BOOK 1, PAGE 242 S31'26'31"E 54.85 N21°41'08"E 180.5<u>0'</u> LEASE FOR NAVIGATIONAL LIGHTS RECORDED IN JAMES CITY CO. 139.00' S34'48'49"E 111.35 N17"11'08"E DEED BOOK 33, PAGE 518 (MAY AFFECT THESE PROPERTIES) (NOT PLOTTABLE) STATE HIGHWAY SYSTEM ROUTE 31 PROJECT 2847-03-05 SHEET 3 **IPF** 63.28' S35'29'10"E DEED BOOK 54, PAGE 448 N28'41'08"E 314.3<u>0'</u> IRON V.E.P.CO. EASEMENT RECORDED IN JAMES CITY CO. L20 N03'54'54"W 141.73 L43 S36'41'14"E 79.62 ROD DEED BOOK 31, PAGE 432 & 434, PLAT BOOK 8, PAGE 7 (MAY AFFECT THESE PROPERTIES) (NOT STATE HIGHWAY SYSTEM ROUTE 5 PROJECT 0005-047-111 SHEET 10 L44 93.73' N20'58'53"W 255.2<u>1</u> S41'21'23"E FOUND NOW OR FORMERLY UNRECORDED DOCUMENT, DATED MARCH 9, 2005 PLOTTABLE) (UNSPECIFIED WIDTH) MARKED (IRF TYP. L22 N85'37'48"E L45 S52'30'16"W 100.00' LEWIS C. WALTRIP II 38.16 13"GUM ROAD ACCESS AGREEMENT FOR INGRESS & EGRESS RECORDED IN JAMES CITY CO. TAX MAP PARCEL # (46-3)(1-1B) L23 N80°17'31"E 118.00 DEED BOOK 626, PAGE 750 DEED BOOK 27, PAGE 208 (MAY AFFECT THESE PROPERTIES) (NOT PLOTTABLE) NOW OR FORMERLY NOW OR FORMERLY JAMESTOWN 4-H CAMP, INC. ZONING: R-8 ANN TRAYLE PEET AND CARL N. ROAD & DRIVEWAY AGREEMENT RECORD IN JAMES CITY CO. TAX MAP PARCEL # (46-3)(1-3) PEET, ET ALS DEED BOOK 38, PAGE 516 (MAY AFFECT THESE PROPERTIES) (NOT PLOTTABLE) DEED BOOK 35, PAGE 160 TAX MAP PARCEL #(46-3)(1-4) DEED BOOK 27, PAGE 209 4-H CLUB ROAD (PRIVATE) -EXISTING FENCE INSTR. #050001752 V.E.P.CO. EASEMENT RECORDED IN JAMES CITY CO. L23-DEED BOOK 25, PAGE 425 PLAT BOOK 14. PAGE 81 EXISTING GRAVEL ROAD AND DEED BOOK 42, PAGE 426 (UNSPECIFIED WIDTH) (MAY AFFECT THESE PROPERTIES) (NOT PLOTTABLE) PLAT BOOK 4, PAGE 48 25' RIGHT-OF-WAY FOR INGRESS ZONING: R-8 L24-ZONING: R-8 EASEMENTS TO THE COMMONWEALTH OF VIRGINIA RECORDED IN DEED BOOK 54, PAGE 448, ST. HWY. PLAT -AND EGRESS TO 4-H CAMP, INC. L25-BOOK 1, PAGE 24 (MAY AFFECT THESE PROPERTIES) (NOT PLOTTABLE) DEED BOOK 35, PAGE 160 DEED BOOK 25, PAGE 425 V.E.P.CO. EASEMENT RECORDED IN JAMES CITY CO. PLAT BOOK 4, PAGE 48 DEED BOOK 38, PAGE 54 (UNSPECIFIED WIDTH) (MAY AFFECT THESE PROPERTIES) (NOT PLOTTABLE) EXISTING OVERHEAD L19 MARKED PIPE L26-24"GUM UTILITY LINES FOUND EASEMENT RIGHT-OF-WAY RECORDED IN JAMES CITY COUNTY DEED BOOK 36, PAGE 72 (MAY AFFECT APPROX. & OF 10' PART OF TAX MAP (IPF TYP.) THESE PROPERTIES) (NOT PLOTTABLE) V.E.P.CO. EASEMENT PARCEL #(46-3)(1-5) DEED BOOK 42, PAGE 370 V.E.P.CO. EASEMENT RECORDED IN JAMES CITY CO. INSTRUMENT #060025907 DEED BOOK 31, PAGE 446 (UNSPECIFIED WIDTH) (MAY AFFECT THESE PROPERTIES) (NOT PLOTTABLE) DEED BOOK 67, PAGE 474 EXISTING OVERHEAD UTILITY LINES PLAT BOOK 14. PAGE 81 V.E.P.CO. EASEMENT RECORDED IN JAMES CITY CO. APPROX. & OF ZONING: B-1 V.E.P.CO. EASEMENT INSTR. #030018395 - (10' x 20') (NOTED ON SURVEY) DEED BOOK 96, PAGE 414 V.E.P.CO. EASEMENT RECORDED IN JAMES CITY CO. DEED BOOK 42, PAGE 370, PLAT BOOK 11, PAGE 38 (UNSPECIFIED WIDTH) (NOTED ON SURVEY) STONE FND. EXISTING TELE. OTAL AREA OF ALL PROPERTY W/CHISLED "X" PED. (TYP.) 4,127,865 S.F. OR 94.76 ACRES± L37-EXISTING TELE. L38-PED. (TYP.) (AREA IS TO SURVEY TIE LINES) EXISTING OVERHEAD UTILITY LINES IRF (BENT −4−H CLUB ROAD APPROX. € OF 10' S.R. #680 V.E.P.CO. EASEMENT (30' PRESCRIPTIVE DEED BOOK 129, PAGE 160 EXISTING TELE. R/WPED. (TYP.) ADDRESS: 2205 JAMESTOWN ROAD TAX MAP PARCEL #(46-3)(1-5) APPROX. LOCATION OF € 10 ADDRESS: 2251 JAMESTOWN ROAD OF 5' C&P TELE. EASEMENT INSTR.#010013770 TAX MAP PARCEL **#**(46-3)(1-13) **JAMES** DEED BOOK 110, PAGE 435 DEED BOOK 81, PAGE 48 INSTR.#010013770 DEED BOOK 36, PAGE 72 RIVER DEED BOOK 59, PAGE 145 **B** ZONING: R-8 EXISTING OVERHEAD DEED BOOK 58, PAGE 556 UTILITY LINES ZONING: B−1 - APPROX. 🖟 OF SCOTLAND FERRY -OUL ---V.E.P.CO. EASEMENT THIS STRIP CONVEYED VICINITY MAP DEED BOOK 122, PAGE 134 TO COMM. OF VA. BY 1" = 2000'UNRECORDED DOCUMENT, INTERIOR PARCEL LINE ADDRESS: 2409 GREENSPRINGS ROAD DATED MARCH 9, 2005 PARCEL C ADDRESS: 2201 TAX MAP PARCEL #(46-3)(1-9)**PROPERTY ADJOINERS** DEED BOOK 59, PAGE 145 🍃 TERIOR PARCEL LINE JAMESTOWN ROAD GREENSPRINGS INSTR.#010013770 TAX MAP PARCEL DEED BOOK 58, PAGE 559 ROAD NOW OR FORMERLY ADDRESS: 2299 JAMESTOWN ROAD ZONING: B-1 #(46-3)(1-6) P L, L.L.C. PIPE -STATE ROUTE 614 TAX MAP PARCEL #(46-3)(1-14)NOTE: BOUNDARY AND RIGHT-OF-WAY AS-(A) TAX MAP PARCEL # (46-3)(1-10) INSTR.#010013770 FOUND SHOWN TAKEN FROM AN UNRECORDED PLAT ACMF (30' PRESCRIPTIVE R/W) INSTR.#010013770 DEED BOOK 412, PAGE 486 INSTR. #020005508 (IPF TYP.) PARCEL B DEED BOOK 57, PAGE 44 PREPARED BY ROBERT HARMON, VDOT DEED BOOK 65, PAGE 246 MARKED C ZONÏNG: R-8 DEED BOOK 58, SURVEY PARTY #58 FOR EDWARD C. CARR, II, ZONING: B−1 DEED BOOK 62, PAGE 570 PAGE 556 LAND SURVEYOR ENTITLED "PLAT SHOWING A ZONING: B-1 NOW OR FORMERLY AXLE FOUND 444.46' PORTION OF PROPERTY STANDING IN THE LEWIS AND PHYLLIS WALTRIP S40'45'52"W 1001.31' NAME OF AMBLERS/JAMESTOWN CAMPSITES; EXISTING TELE. TAX MAP PARCEL # (46-3)(1-11)TO JAMESTOWN-SCOTLAND LLC BEING CONVEYED TO JAMES CITY COUNTY, INSTR. #010022191 PED. (TYP.) EXISTING TELE. PED. (TYP.) *FERRY* DATED JANUARY 7, 2005. GRAPHIC SCALE EXISTING TELE. PED. (TYP.) ZONING: R-8 EXISTING FENCE-200' 200' OUL \$38*48'58"W 477.88' JAMESTOWN ROAD - STATE ROUTE 31 NOW OR FORMERLY APPROX. LOCATION OF EXISTING 10' x 20' DOMENIC J. MAGLIERI DOMINION VIRGINIA POWER EASEMENT (VARIABLE WIDTH R/W) TAX MAP PARCEL # (46-4)(1-16)CMF = CONCRETE MONUMENT FOUND SCALE: 1" = 200'INSTR. # 030018395 ZONING: R-8 Large/Small Plat(s) Recorded **AES** JDB PLAT OF SURVEY Scale



WILLIAMSBURG • RICHMOND • GLOUCESTER

5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

SHOWING PROPERTY
STANDING IN THE NAME OF AMBLERS/JAMESTOWN CAMPSITES, LLC
FOR CONVEYANCE TO THE COUNTY OF JAMES CITY, VIRGINIA

JAMESTOWN DISTRICT,

COUNTY OF JAMES CITY,

C RONALD W. EADS IN NO. 001948

Reference Surveyor

VIRGINIA

		City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 20 Alcended 2006 at 9:32 AM/BM: PB PG DOCUMENT # 06003/150 BETSY B. WOOLRIDGE, CLERK Clerk		
1.	12/07/06	REVISED PER REVIEW COMMENTS & TITLE DOCUMENTS	RWE	RWE
No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY

Designed Drawn
AES JDB

Scale Date
1"=200' 10/06/06

Project No.
9747-00

Drawing No.
1 OF 1