

#070002841

EASEMENT CURVE TABLE						
CURVE	BEARING	CHORD	DELTA	TANGENT	RADIUS	LENGTH
C1	N16°32'02"E	25.38	7°39'32"	12.72	190.00	25.40

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N20°21'44"E	77.13
L2	N65°20'19"E	16.81
L3	N20°20'19"E	36.92
L4	S69°39'41"E	20.00
L5	S20°20'19"W	45.20
L6	S65°20'19"W	16.79
L7	S20°20'19"W	91.75
L8	N77°12'17"W	18.52

LEGEND:

- EIP-EXISTING IRON PIN
- NIP-NEW IRON PIN
- △ COMPUTED POINT
- ⊗ P/K NAIL SET
- OHE-OVERHEAD UTILITY
- UGE-UNDERGROUND UTILITY
- UGT-UNDERGROUND TELEPHONE
- UGU-UNDERGROUND TELEPH
- ⊗ UTILITY POLE
- ☆ LIGHT POLE
- TELEPHONE PEDESTAL
- SD-STORM DRAIN
- CPP-CORRUGATED PLASTIC PIPE (STORM)
- RCP-REINFORCED CONCRETE PIPE (STORM)
- SDMH-STORM DRAIN MANHOLE
- SD-DIG-STORM DRAIN DROP INLET GRATE
- PVC-POLY-VINYL CHLORIDE PIPE (SAN.)
- SS-SANITARY SEWER MANHOLE
- SSMH-SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- W-WATERLINE
- WM-WATER METER
- FIRE HYDRANT
- G-GAS LINE
- TREE LINE
- R/W-RIGHT OF WAY
- EOP-EDGE OF PAVEMENT
- CC&G-CONCRETE CURB & GUTTER
- TP-TEST PIT (TYP. OF 13)
- WETLANDS LIMITS

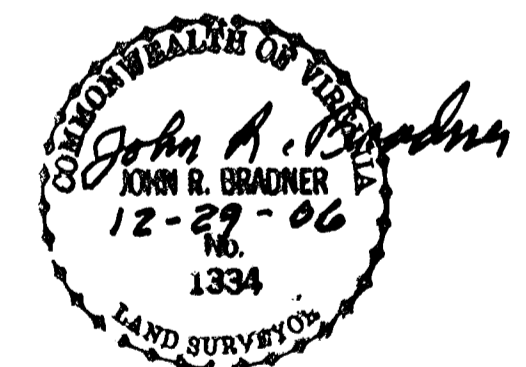
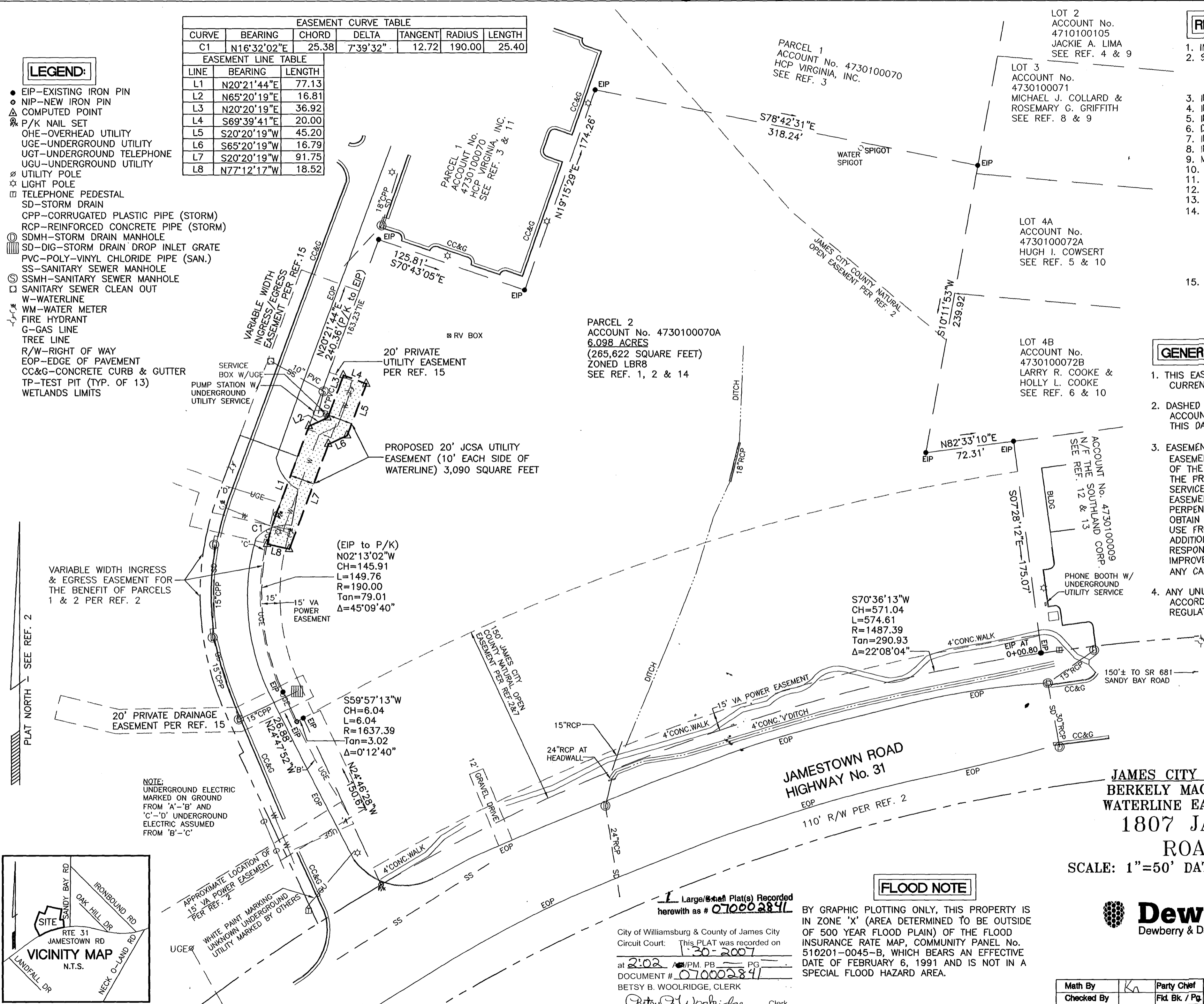
REFERENCE:

1. INSTRUMENT No. 030030680
2. SURVEY OF PARCEL 2 FOR WILLIAMSBURG HEALTH INVESTORS BY: RICHMOND ENGINEERING, INC. DATED: APRIL 26, 2003
3. INSTRUMENT No. 040011896
4. INSTRUMENT No. 020017150
5. INSTRUMENT No. 040009439
6. DEED BOOK 462, PAGE 490
7. INSTRUMENT No. 99-6959
8. INSTRUMENT No. 01-8620
9. MAP AT DEED BOOK 250, PAGE 310
10. MAP AT DEED BOOK 268, PAGE 306
11. PLAT BOOK 71, PAGE 57
12. DEED BOOK 181, PAGE 68-72
13. DEED BOOK 192, PAGE 71
14. ALTA/ACSM LAND TITLE SURVEY FOR: NEW DAWN ASSISTED LIVING DEVELOPMENT CO., INC. BY: DEWBERRY & DAVIS, INC. DATED: APRIL 26, 2006 REV.: JUNE 19, 2006 FILE: V2915B
15. EASEMENT PLAT FOR: 1807 JAMESTOWN ROAD, LLC BY: DEWBERRY & DAVIS, INC. DATED: NOVEMBER 11, 2006 FILE: V2966B

GENERAL NOTES:

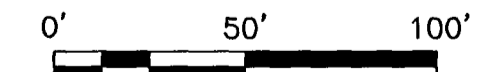
1. THIS EASEMENT PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. DASHED PROPERTY LINES ON PARCEL 2 ACCOUNT No. 4730100070A NOT SURVEYED THIS DATE.
3. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE".
4. ANY UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

P:\10003006\CADD\Survey\WL-ESMT.dwg, 12/29/2006 3:39:43 PM, \\shenandoah\DJ450c



**JAMES CITY COUNTY, VIRGINIA
BERKELY MAGISTERIAL DISTRICT
WATERLINE EASEMENT PLAT FOR:
1807 JAMESTOWN
ROAD, LLC**

SCALE: 1"=50' DATE: DECEMBER 19, 2006



Dewberry
Dewberry & Davis, Inc.

551 PINEY FOREST ROAD
DANVILLE, VA 24540
PHONE: 434.797.4497
FAX: 434.797.4341
FILE: 10003006/WL-ESMT

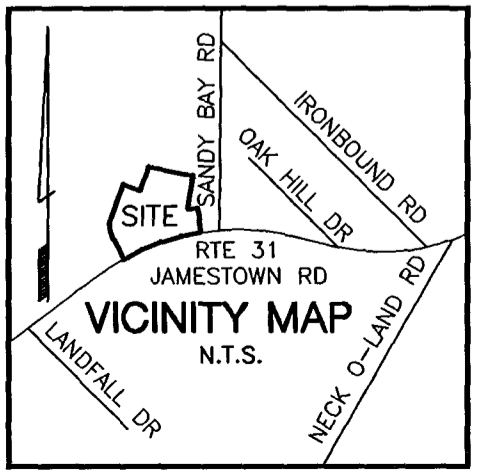
Math By	Kn	Party Chief	EANES	File No.	V2984B
Checked By		Fld. Bk. / Pg.	768 / 20		

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'X' (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 510201-0045-B, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 6, 1991 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Large/Small Plat(s) Recorded herewith as # **070002841**

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 2:02 PM, PG. 20
DOCUMENT # **070002841**
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



NOTE: UNDERGROUND ELECTRIC MARKED ON GROUND FROM 'A'-'B' AND 'C'-'D'. UNDERGROUND ELECTRIC ASSUMED FROM 'B'-'C'

APPROXIMATE LOCATION OF 15' VA POWER EASEMENT PER REF. 2

WHITE PAINT MARKING UNKOWN UNDERGROUND UTILITY MARKED BY OTHERS

20' PRIVATE DRAINAGE EASEMENT PER REF. 15

(EIP to P/K)
N02°13'02"W
CH=145.91
L=149.76
R=190.00
Tan=79.01
Δ=45°09'40"

S70°36'13"W
CH=571.04
L=574.61
R=1487.39
Tan=290.93
Δ=22°08'04"

PARCEL 2
ACCOUNT No. 4730100070A
6.098 ACRES
(265,622 SQUARE FEET)
ZONED LBR8
SEE REF. 1, 2 & 14

PARCEL 1
ACCOUNT No. 4730100070
HCP VIRGINIA, INC.
SEE REF. 3 & 11

LOT 2
ACCOUNT No. 4710100105
JACKIE A. LIMA
SEE REF. 4 & 9

LOT 3
ACCOUNT No. 4730100071
MICHAEL J. COLLARD & ROSEMARY G. GRIFFITH
SEE REF. 8 & 9

LOT 4A
ACCOUNT No. 4730100072A
HUGH I. COWSERT
SEE REF. 5 & 10

LOT 4B
ACCOUNT No. 4730100072B
LARRY R. COOKE & HOLLY L. COOKE
SEE REF. 6 & 10

ACCOUNT No. 4730100009
N/F THE SOUTHLAND CORP.
SEE REF. 12 & 13

150'± TO SR 681 SANDY BAY ROAD

JAMESTOWN ROAD
HIGHWAY No. 31
EOP
110' R/W PER REF. 2