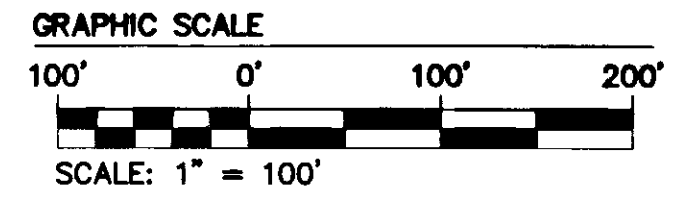


070025347

STATE ROUTE #746 - OLD STAGE ROAD - 100' R/W
(FORMERLY STATE ROUTE #168)



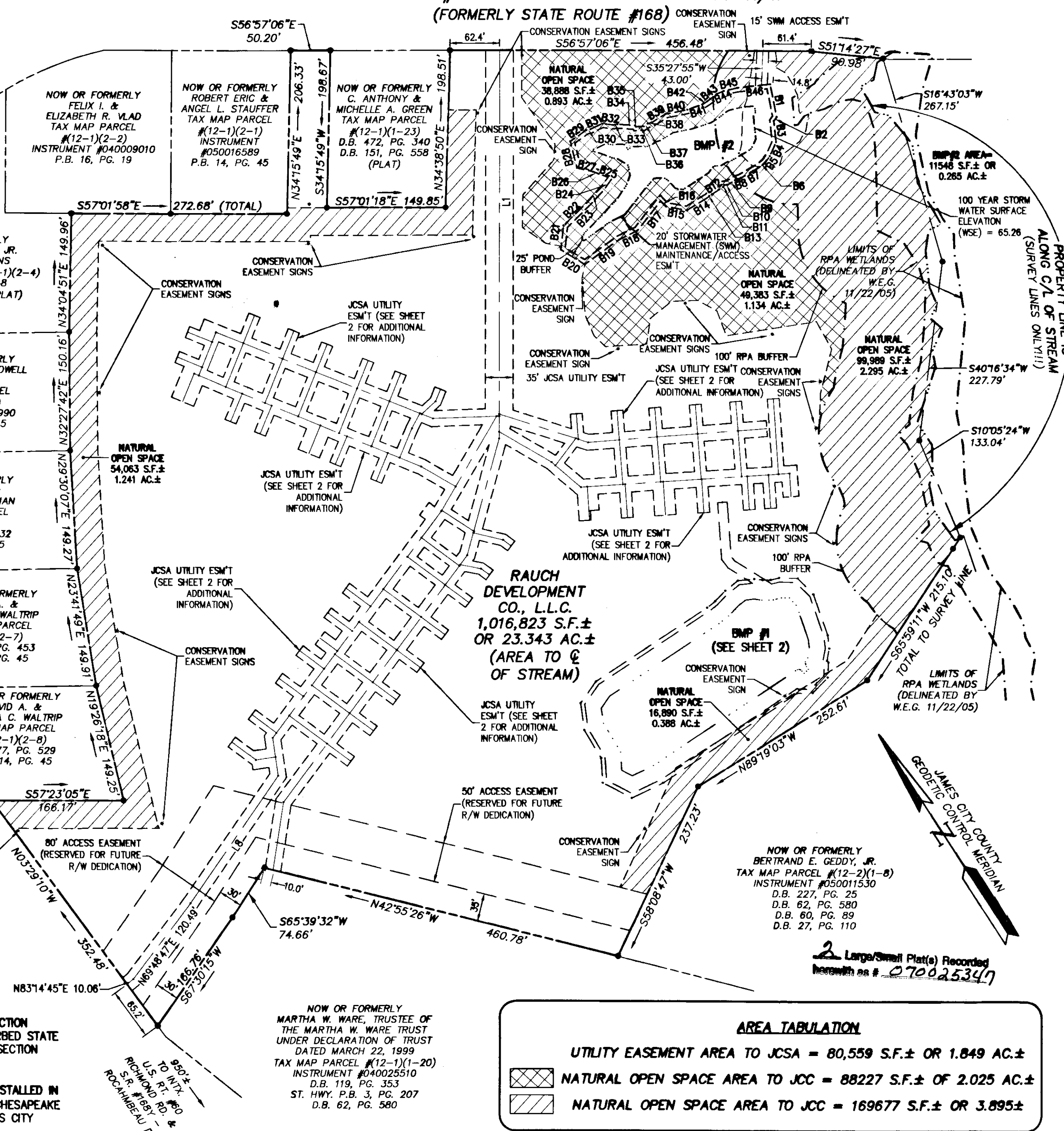
S.R. #746 - OLD STAGE ROAD (FORMERLY STATE ROUTE #168)

STATE ROUTE #30 BAHAMSVILLE ROAD VARIABLE R/W

TO BAHAMSVILLE

TO INTX. U.S. RT. #60 S.R. #851 - ROCKHILL DR.

TO JAMES CITY COUNTY



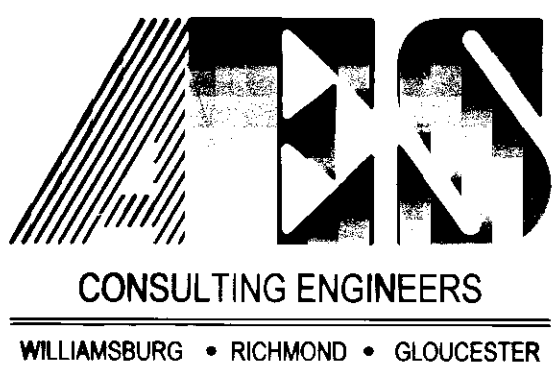
EASEMENT LINE TABLE with columns: LINE, BEARING, LENGTH. Lists 14 lines from L1 to L14.

BMP # 2 LINE TABLE with columns: LINE, BEARING, LENGTH. Lists 46 lines from B1 to B46.

AREA TABULATION. UTILITY EASEMENT AREA TO JCSA = 80,559 S.F.± OR 1.849 AC.±. NATURAL OPEN SPACE AREA TO JCC = 88227 S.F.± OF 2.025 AC.±. NATURAL OPEN SPACE AREA TO JCC = 169677 S.F.± OR 3.895±.

- NOTES: 1. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE... 2. CONSERVATION EASEMENT SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE...

NOW OR FORMERLY MARTHA W. WARE, TRUSTEE OF THE MARTHA W. WARE TRUST UNDER DECLARATION OF TRUST DATED MARCH 22, 1999. TAX MAP PARCEL #12-1(1-20) INSTRUMENT #040025510 D.B. 119, PG. 353 ST. HWY. P.B. 3, PG. 207 D.B. 62, PG. 580



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

PLAT SHOWING EASEMENTS FOR CONVEYANCE TO THE JAMES CITY SERVICE AUTHORITY AND THE COUNTY OF JAMES CITY FROM RAUCH DEVELOPMENT CO., L.L.C.

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

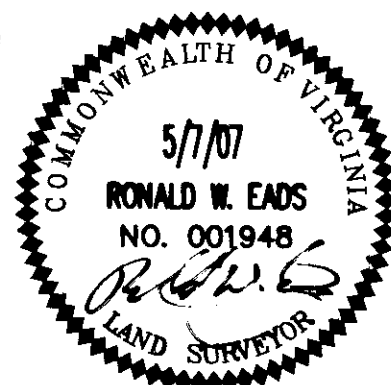


Table with columns: No., DATE, REVISION / COMMENT / NOTE, REVISION BY, REVIEWED BY. Includes dates 08/14/07 and 07/27/07.

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 7 September 2007 at 3:26 PM, PG. 1 DOCUMENT # 070025347 Betsy B. Woolridge, CLERK

Table with columns: Designated (AES), Drawn (AWT), Scale (1"=100'), Date (5/7/07), Project No. (9048-09), Drawing No. (1 of 2)

070025347

NOW OR FORMERLY
LINWOOD I. EVANS, JR.
& HATTIE C. EVANS
TAX MAP PARCEL
#(12-1)(2-4)
D.B. 280, PG. 848
D.B. 170, PG. 37
(PLAT)
P.B. 14, PG. 45

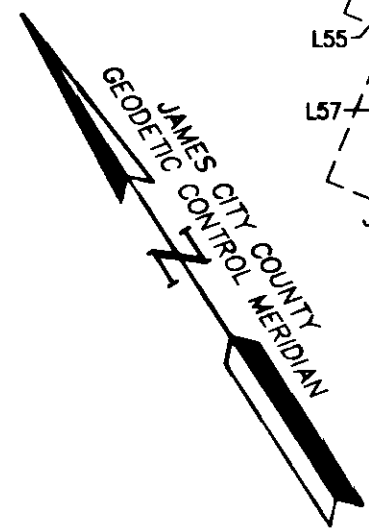
NOW OR FORMERLY
EVELYN ELLIOTT
POWELL
LIFE ESTATE
TAX MAP PARCEL
#(12-1)(2-5)
INSTR.
#070004990
P.B. 14, PG. 45

NOW OR FORMERLY
RICHARD E.
& DONNA J.
SHARMAN
TAX MAP PARCEL
#(12-1)(2-6)
INSTR.
#070004990
P.B. 14, PG. 45

NOW OR FORMERLY
DAVID A. &
VIRGINIA C. WALTRIP
TAX MAP PARCEL
#(12-1)(2-7)
D.B. 442, PG. 453
P.B. 14, PG. 45

NOW OR FORMERLY
DAVID A. &
VIRGINIA C. WALTRIP
TAX MAP PARCEL
#(12-1)(2-8)
D.B. 77, PG. 529
P.B. 14, PG. 45

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
7 September 2007
at 3:26 AM/PM, PB. PG.
DOCUMENT # 070025347
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



LINE	BEARING	LENGTH
B1	S11°33'27"E	28.16'
B2	S13°29'49"W	54.88'
B3	S26°40'33"W	16.55'
B4	S42°34'58"W	15.92'
B5	S06°21'37"E	2.73'
B6	S35°22'00"W	19.08'
B7	S77°05'36"W	27.19'
B8	N58°23'33"W	19.77'
B9	S88°58'20"W	203.79'
B10	N82°47'45"W	44.04'
B11	N29°26'17"W	41.45'
B12	N29°01'14"E	31.36'
B13	N01°55'31"E	41.14'
B14	N25°13'30"E	34.07'
B15	N67°53'48"E	33.72'
B16	N89°13'00"E	168.52'
B17	N84°05'15"E	12.88'
B18	N76°34'35"E	18.72'
B19	N84°21'10"E	19.98'
B20	S63°25'39"E	21.14'
B21	S49°47'45"E	10.80'
B22	S58°08'24"E	9.91'
B23	S71°13'15"E	11.14'
B24	S55°40'01"E	23.49'

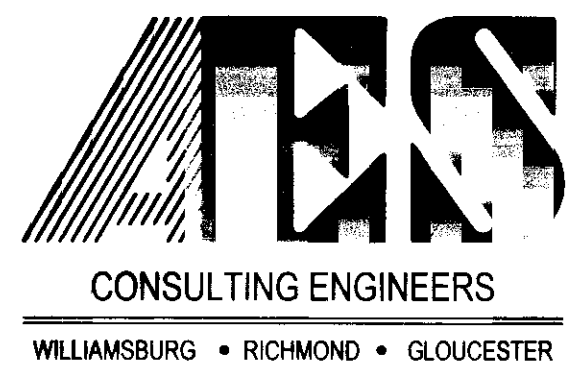
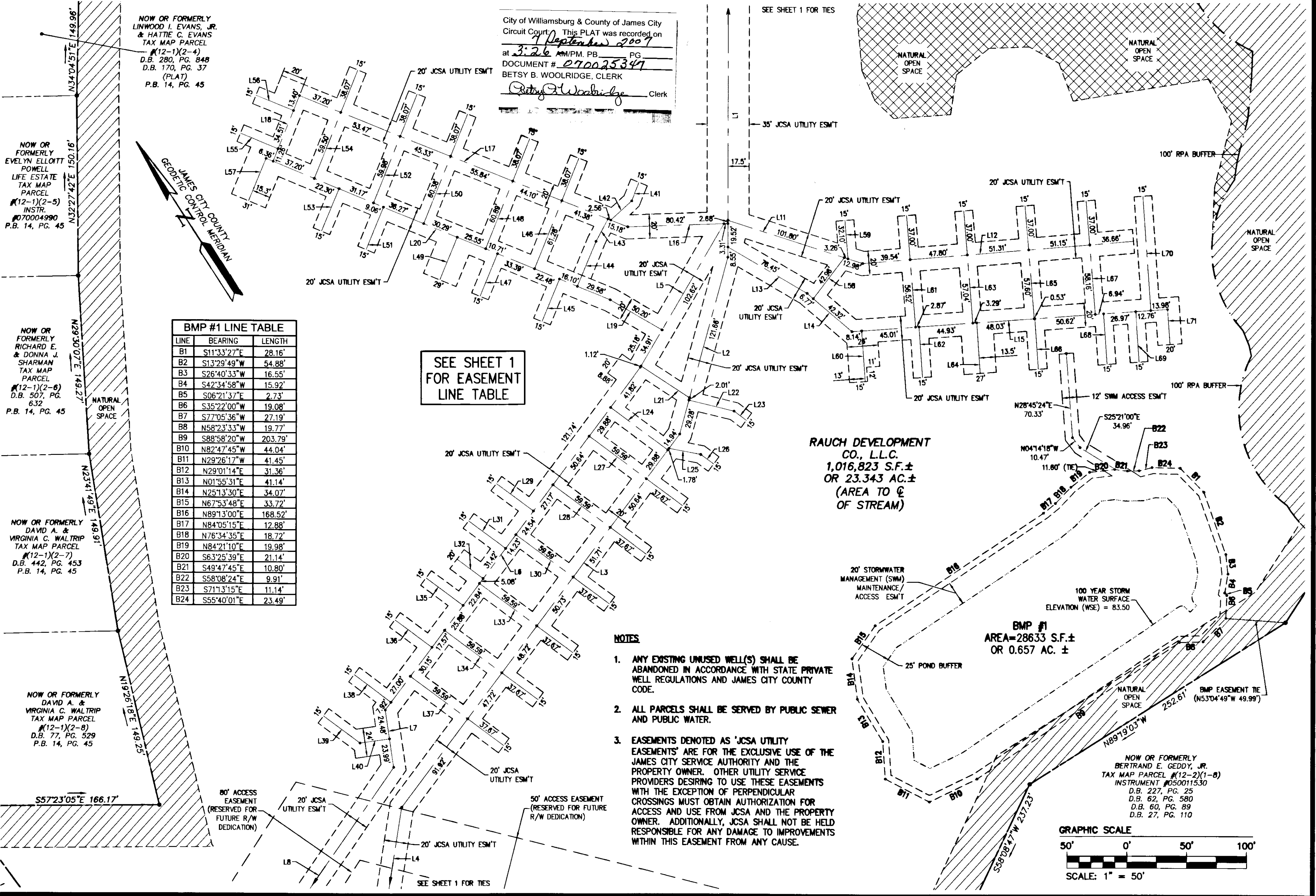
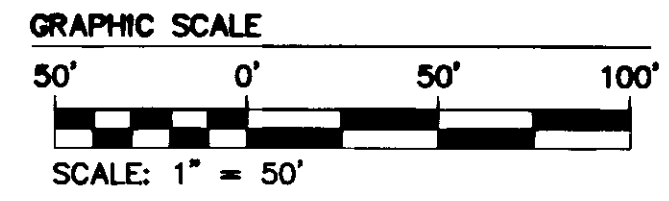
SEE SHEET 1
FOR EASEMENT
LINE TABLE

NOTES

1. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
2. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
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 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.

**RAUCH DEVELOPMENT
CO., L.L.C.**
1,016,823 S.F. ±
OR 23.343 AC. ±
(AREA TO ☉
OF STREAM)

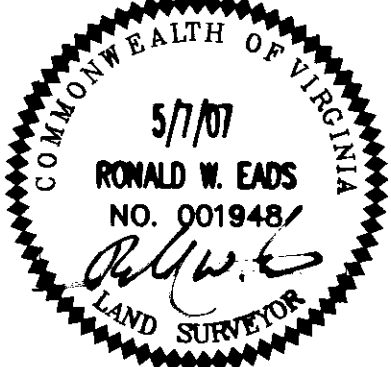
BMP #1
AREA=28633 S.F. ±
OR 0.657 AC. ±



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**PLAT SHOWING EASEMENTS
FOR CONVEYANCE TO THE JAMES CITY SERVICE AUTHORITY
AND THE COUNTY OF JAMES CITY
FROM RAUCH DEVELOPMENT CO., L.L.C.**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
2	08/14/07	REVISED PER COUNTY COMMENTS	ABS	ZWE
1	7/27/07	REVISED PER COUNTY COMMENTS DATED 7/19/07	ABS	RWE

Designed AES	Drawn AWT
Scale 1"=50'	Date 5/7/07
Project No. 9048-09	
Drawing No. 2 of 2	