

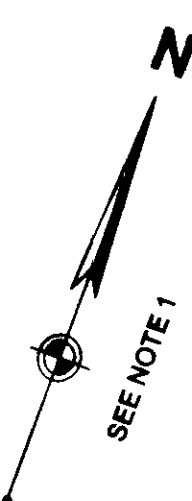


080016

**PRIVATE RIGHT-OF-WAY LINE TABLE**

LINE	BEARING	LENGTH
RL1	S 20°15'42" E	3.50'
RL2	S 69°44'18" W	18.32'
RL3	S 20°15'42" E	28.66'
RL4	S 20°15'42" E	8.00'
RL5	S 20°15'42" E	24.54'
RL6	S 69°44'18" W	3.50'
RL7	N 24°44'18" E	22.63'
RL8	N 20°15'42" W	4.22'
RL9	S 69°44'18" W	0.50'
RL10	N 69°44'18" E	0.50'
RL11	N 20°15'42" W	4.30'

NOTE:  
SEE SHEET 3 OF 3 FOR LOT 1  
THROUGH LOT 53 DATA.



**PRIVATE RIGHT-OF-WAY TIE LINE TABLE**

LINE	BEARING	LENGTH
RTL1	N 20°15'42" W	34.00'
RTL2	N 69°44'18" E	64.02'
RTL3	S 86°46'49" W	42.65'
RTL4	N 52°41'31" E	42.65'
RTL5	N 20°15'42" W	32.16'
RTL6	S 20°15'42" W	33.04'

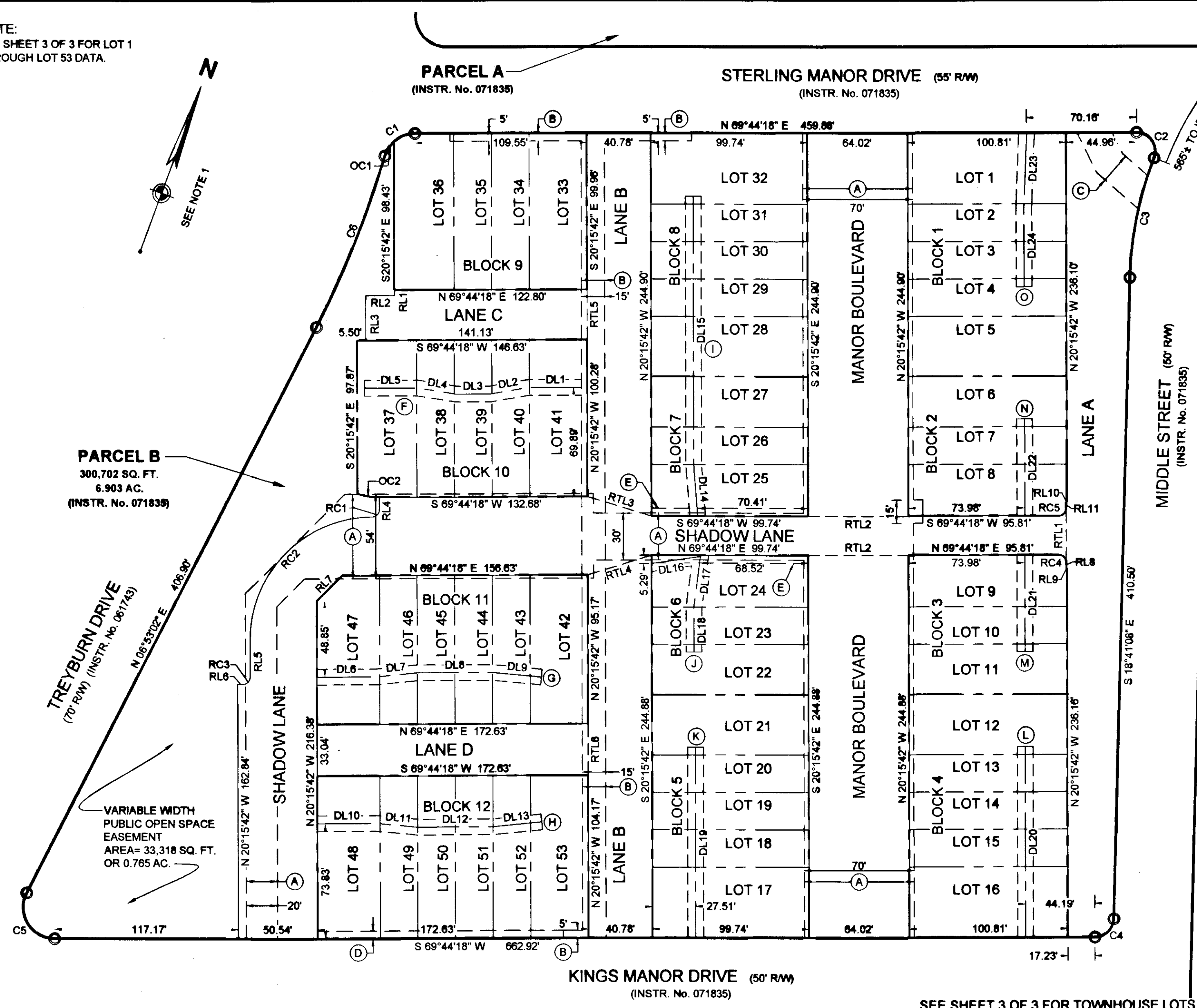
**DRAINAGE ESMT LINE TABLE**

LINE	BEARING	LENGTH
DL1	S 69°44'18" W	33.52'
DL2	S 60°23'15" W	24.93'
DL3	S 69°44'18" W	21.89'
DL4	S 79°05'21" W	24.93'
DL5	S 69°44'18" W	33.75'
DL6	N 69°44'18" E	37.79'
DL7	N 64°15'05" E	26.22'
DL8	N 69°44'18" E	47.79'
DL9	N 75°10'31" E	31.21'
DL10	N 69°44'18" E	37.80'
DL11	N 75°12'40" E	26.22'
DL12	N 69°44'18" E	47.79'
DL13	N 64°15'56" E	31.22'
DL14	N 24°25'58" W	33.20'
DL15	N 20°15'42" W	171.33'
DL16	S 61°34'03" W	30.99'
DL17	S 12°41'34" E	33.32'
DL18	S 20°15'42" E	28.96'
DL19	N 20°15'42" W	122.12'
DL20	S 20°15'42" E	122.12'
DL21	N 20°15'42" W	61.98'
DL22	S 20°15'42" E	62.00'
DL23	N 18°06'11" W	45.49'
DL24	N 20°15'42" W	52.81'

**PARCEL B**  
300,702 SQ. FT.  
6.903 AC.  
(INSTR. No. 071835)

**TREYBURN DRIVE**  
(70' RW)  
(INSTR. No. 061743)

VARIABLE WIDTH  
PUBLIC OPEN SPACE  
EASEMENT  
AREA= 33,318 SQ. FT.  
OR 0.765 AC.



**PARCEL F**  
(INSTR. No. 071835)

**PARCEL G-1**  
(INSTR. No. 071835)

- (A) VARIABLE WIDTH PUBLIC UTILITY EASEMENT (INSTR. No. 071835 - PLAT & INSTR. No. 071837 - DEED)
- (B) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (INSTR. No. 071835 - PLAT & INSTR. No. 071837 - DEED)
- (C) 20' PRIVATE DRAINAGE EASEMENT (INSTR. No. 071835 - PLAT & INSTR. No. 071837 - DEED)
- (D) 5' WATER LINE EASEMENT (INSTR. No. 071835 - PLAT & INSTR. No. 071837 - DEED)
- (E) 5' PRIVATE PEDESTRIAN ACCESS EASEMENT HEREBY ESTABLISHED. AREA= 499 SQ. FT. OR 0.011 AC.
- (F) 10' PRIVATE DRAINAGE EASEMENT HEREBY ESTABLISHED. AREA= 1,390 SQ. FT. OR 0.032 AC.
- (G) 10' PRIVATE DRAINAGE EASEMENT HEREBY ESTABLISHED. AREA= 1,430 SQ. FT. OR 0.033 AC.
- (H) 10' PRIVATE DRAINAGE EASEMENT HEREBY ESTABLISHED. AREA= 1,430 SQ. FT. OR 0.033 AC.
- (I) 10' PRIVATE DRAINAGE EASEMENT HEREBY ESTABLISHED. AREA= 2,045 SQ. FT. OR 0.047 AC.
- (J) VAR. WIDTH PRIVATE DRAINAGE EASEMENT HEREBY ESTABLISHED. AREA= 841 SQ. FT. OR 0.019 AC.
- (K) 10' PRIVATE DRAINAGE EASEMENT HEREBY ESTABLISHED. AREA= 1,221 SQ. FT. OR 0.028 AC.
- (L) 10' PRIVATE DRAINAGE EASEMENT HEREBY ESTABLISHED. AREA= 1,221 SQ. FT. OR 0.028 AC.
- (M) 10' PRIVATE DRAINAGE EASEMENT HEREBY ESTABLISHED. AREA= 620 SQ. FT. OR 0.014 AC.
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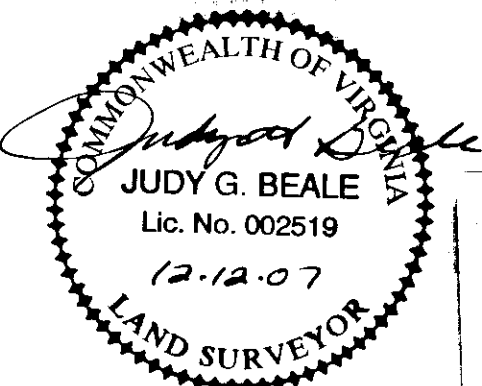
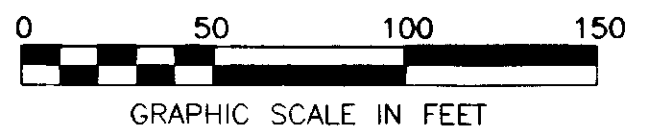
**PRIVATE RIGHT-OF-WAY CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH BEARING
RC1	4.50	7.07	90°00'00"	6.36'	N 24°44'18" E
RC2	78.00	122.52	90°00'00"	110.31'	S 24°44'18" W
RC3	4.50	7.07	90°00'00"	6.36'	N 24°44'18" E
RC4	4.50	7.07	90°00'00"	6.36'	N 65°15'42" W
RC5	4.50	7.07	90°00'00"	6.36'	N 24°44'18" E

**OPEN SPACE ESMT CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH BEARING
OC1	20.00	11.16'	31°58'04"	11.01'	N 12°13'57" E
OC2	38.53	14.24'	21°11'00"	14.16'	N 79°30'32" E

REV. 06-03-07 PER CITY COMMENTS  
REV. 07-29-07 PER CITY COMMENTS  
REV. 06-04-07 PER CLIENT COMMENTS  
REV. 12-20-05 PER CLIENT COMMENTS



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
3 January 2008  
at 2:58 PM, PG. 1  
DOCUMENT # 080016  
BETSY B. WOOLRIDGE, CLERK

VIRGINIA  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG,  
VIRGINIA ON THIS 3 DAY OF Jan, 2008, THIS PLAT WAS RECEIVED AND  
ADMITTED TO RECORD IN MAP BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT  
TESTE: *Betsy B. Woolridge* Clerk  
*B. Woolridge*

SEE SHEET 3 OF 3 FOR TOWNHOUSE LOTS  
SEE SHEET 1 OF 3 FOR NOTES & CERTIFICATIONS

**LEGEND**

- IP(S) IRON PIN TO BE SET
- IP(F) IRON PIN FOUND
- NAIL(S) NAIL TO BE SET
- NAIL(F) NAIL FOUND
- PIPE(F) IRON PIPE FOUND

SUBDIVISION OF **PARCEL B** PROPERTY OF **TOWNHOMES AT TREYBURN PHASE I, LLC**  
(INSTR. No. 061836, INSTR. No. 071835)  
WILLIAMSBURG, VIRGINIA

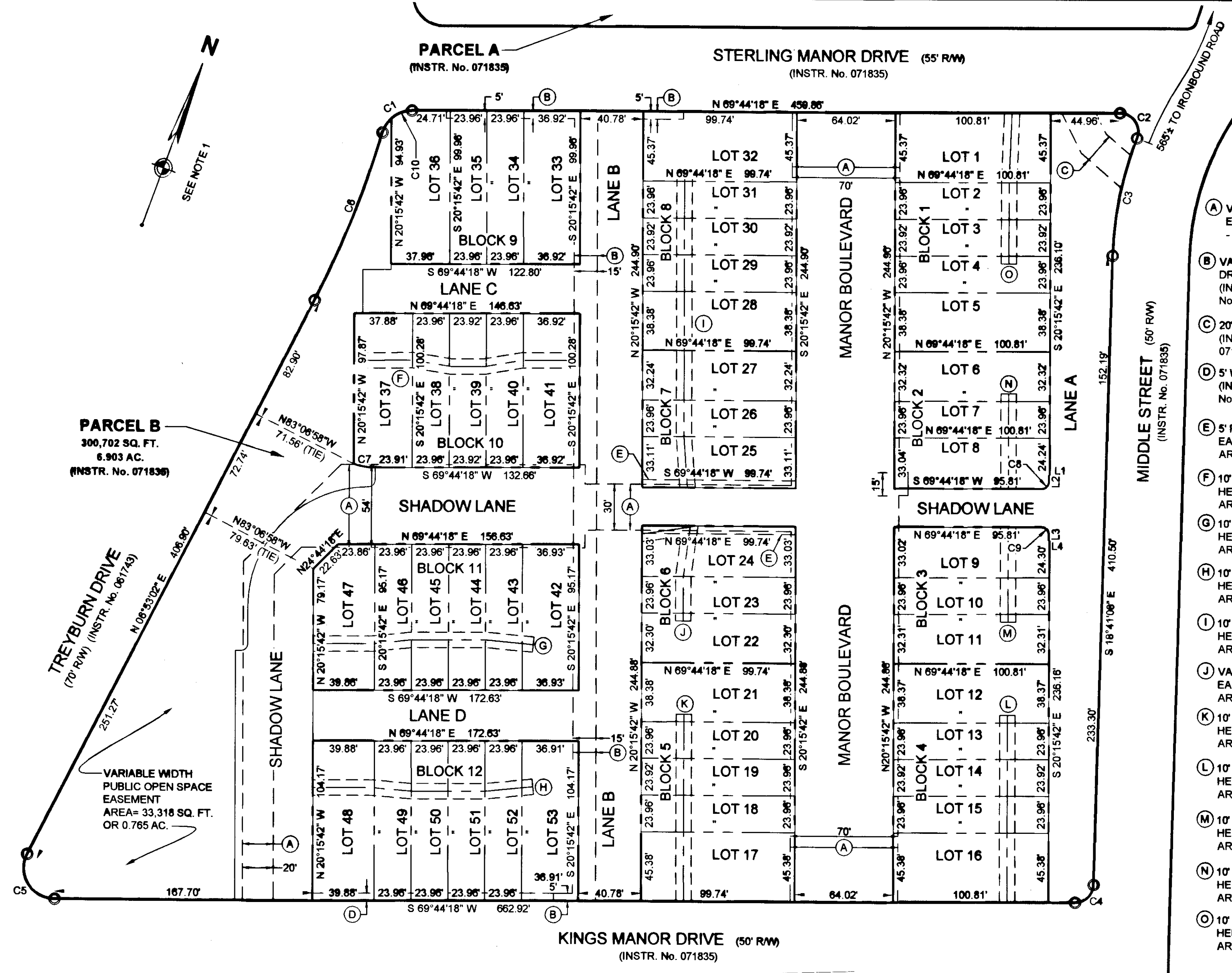
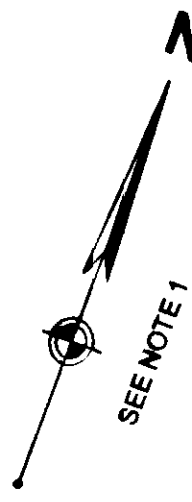
DES. N/A JOB NO. 62896.01  
DRN. RDA SCALE 1"=50'  
CKD. JGB DATE 7-06-05

**WOOLPERT, INC.**  
415 PORT CENTRE PARKWAY  
SUITE 101  
PORTSMOUTH, VA 23704-4924  
TEL: 757.399.6882 FAX: 757.399.6869

SHEET NO. 2 OF 3  
FILE NO. Twnhse plat.dwg

080016

NOTE:  
SEE SHEET 2 OF 3 FOR MANOR  
BOULEVARD, SHADOW LANE, LANE A,  
LANE B, LANE C, AND LANE D DATA.



PARCEL F  
(INSTR. No. 071835)

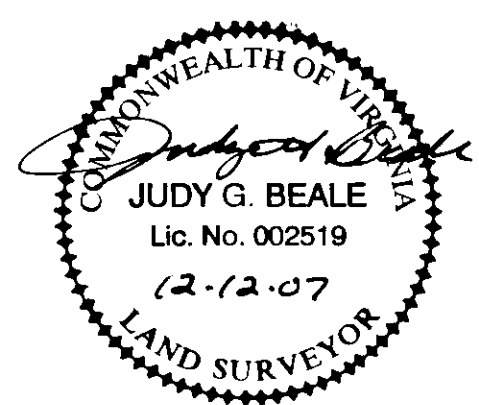
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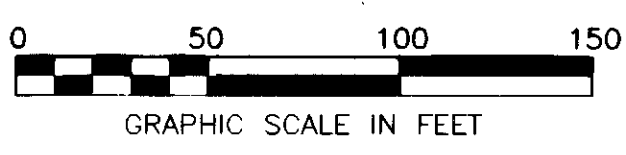
TREYBURN DRIVE  
(70' R/W) (INSTR. No. 061743)  
N 08°53'02" E 416.80'  
N 03°06'58" W 71.56' (TIE)  
N 83°06'58" W 79.63' (TIE)  
N 04°41'18" E 104.17'

VARIABLE WIDTH  
PUBLIC OPEN SPACE  
EASEMENT  
AREA= 33,318 SQ. FT.  
OR 0.765 AC.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH BEARING
C1	20.00'	25.65'	73°29'23"	23.93'	N 32°59'36" E
C2	12.00'	23.38'	111°31'30"	19.84'	S 54°29'57" E
C3	225.00'	78.42'	19°58'09"	78.02'	S 08°43'17" E
C4	12.00'	18.52'	88°25'26"	16.74'	S 25°31'35" W
C5	20.00'	40.89'	117°08'44"	34.13'	N 51°41'20" W
C6	635.00'	117.87'	10°38'07"	117.70'	N 01°33'59" E
C7	38.53'	14.24'	21°11'00"	14.16'	N 79°30'32" E
C8	4.50'	7.07'	90°00'00"	6.36'	N 24°44'18" E
C9	4.50'	7.07'	90°00'00"	6.36'	N 65°15'42" W
C10	20.00'	14.49'	41°31'19"	14.18'	N 48°58'38" E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 69°44'18" W	0.50'
L2	S 20°15'42" E	4.30'
L3	S 20°15'42" E	4.22'
L4	N 69°44'18" E	0.50'



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
3 January 2008  
at 2:58 AM/PM, PB 0 PG 1  
DOCUMENT # 080016  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

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  - IP(F) IRON PIN FOUND
  - NAIL(S) NAIL TO BE SET
  - NAIL(F) NAIL FOUND
  - PIPE(F) IRON PIPE FOUND
- REV. 06-03-07 PER CITY COMMENTS  
REV. 07-29-07 PER CITY COMMENTS  
REV. 06-04-07 PER CLIENT COMMENTS  
REV. 12-20-05 PER CLIENT COMMENTS

SEE SHEET 2 OF 3 FOR PRIVATE RIGHTS OF WAY & EASEMENTS  
SEE SHEET 1 OF 3 FOR NOTES & CERTIFICATIONS

SUBDIVISION OF  
**PARCEL B**  
PROPERTY OF  
**TOWNHOMES AT TREYBURN PHASE I, LLC**  
(INSTR. No. 061836, INSTR. No. 071835)  
WILLIAMSBURG, VIRGINIA

3 Large/Small Plat(s) Recorded  
herewith as # 080016

**WOOLPERT, INC.**  
415 PORT CENTRE PARKWAY  
SUITE 101  
PORTSMOUTH, VA 23704-4924  
TEL: 757.399.6882 FAX: 757.399.6869

DES. N/A JOB NO. 62896.01  
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CKD. JGB DATE 7-06-05

SHEET NO. 3 OF 3  
FILE NO. Twnhse\_plat.dwg

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