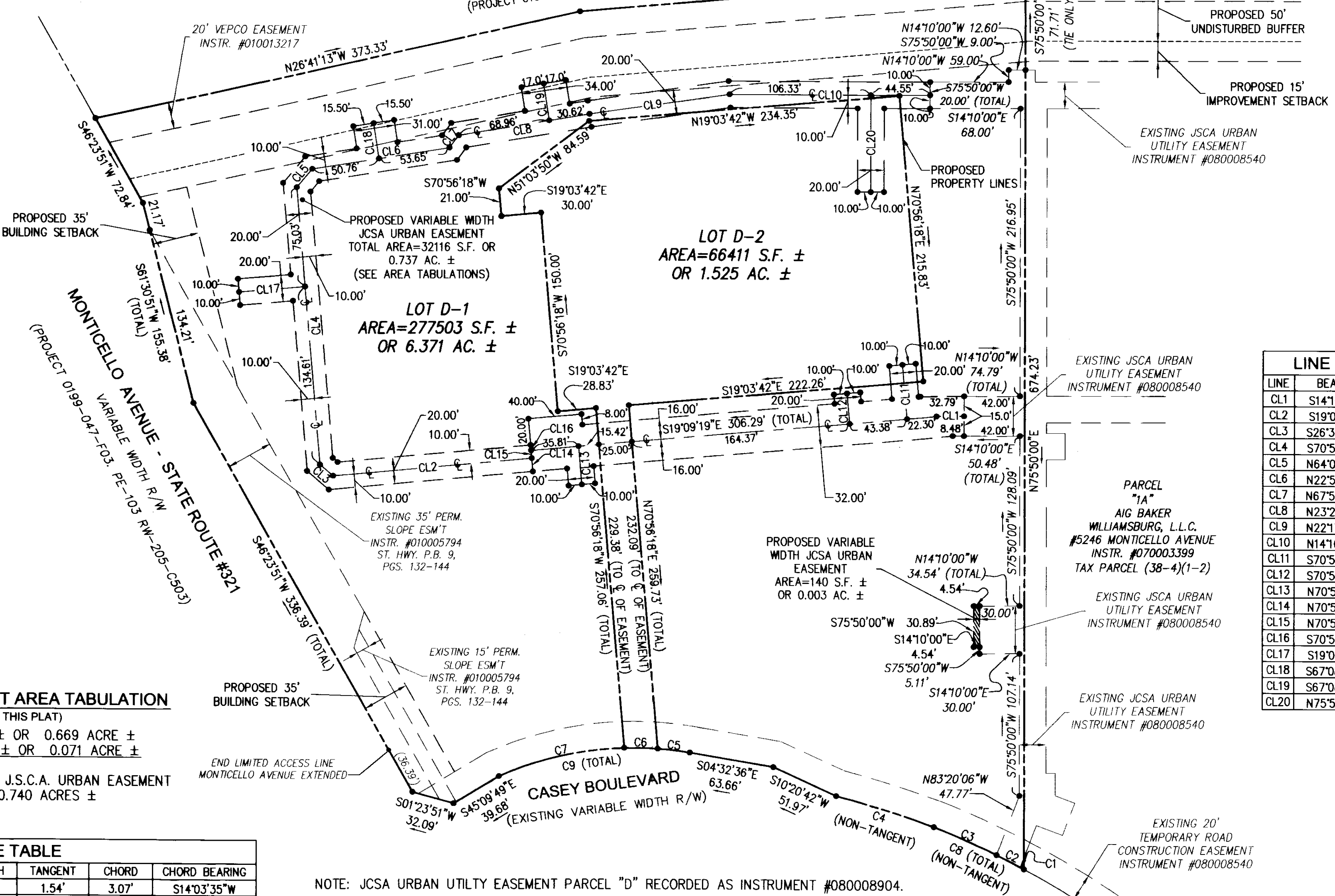


STATE ROUTE 199
VARIABLE WIDTH R/W - LIMITED ACCESS
(PROJECT 0199-047-F03 RW-205-C503)



LINE	BEARING	LENGTH
CL1	S14°10'00"E	20.64'
CL2	S19°09'19"E	149.92'
CL3	S26°33'02"W	13.08'
CL4	S70°56'18"W	209.64'
CL5	N64°06'41"W	18.07'
CL6	N22°51'23"W	104.42'
CL7	N67°57'04"W	11.70'
CL8	N23°29'10"W	99.58'
CL9	N22°17'47"W	106.60'
CL10	N14°10'00"W	150.88'
CL11	S70°50'41"W	41.00'
CL12	S70°50'41"W	23.00'
CL13	N70°50'41"E	29.00'
CL14	N70°50'41"E	10.00'
CL15	N70°50'41"E	6.00'
CL16	S70°50'41"W	4.00'
CL17	S19°03'42"E	50.00'
CL18	S67°08'25"W	27.00'
CL19	S67°08'25"W	28.00'
CL20	N75°50'00"E	73.00'

JCSA URBAN EASEMENT AREA TABULATION
(DEDICATED BY THIS PLAT)

PARCEL D-1 = 29159 S.F. ± OR 0.669 ACRE ±
PARCEL D-2 = 3097 S.F. ± OR 0.071 ACRE ±

EXISTING PARCEL D-TOTAL AREA J.S.C.A. URBAN EASEMENT
= 32256 S.F. ± OR 0.740 ACRES ±

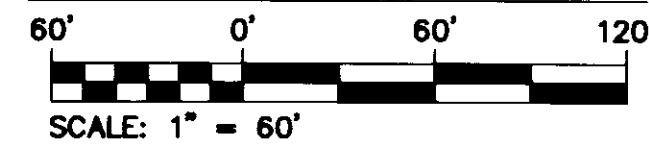
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	0°15'18"	690.54'	3.07'	1.54'	3.07'	S14°03'35"W
C2	1°40'13"	690.54'	20.13'	10.07'	20.13'	S13°05'50"W
C3	4°17'07"	690.54'	51.65'	25.84'	51.63'	S10°07'10"W
C4	6°23'58"	692.50'	77.35'	38.71'	77.31'	S03°22'47"W
C5	5°32'58"	251.69'	24.38'	12.20'	24.37'	S07°19'29"E
C6	5°43'33"	251.69'	25.15'	12.59'	25.14'	S12°57'44"E
C7	22°11'35"	251.69'	97.49'	49.36'	96.88'	S26°55'18"W
C8	6°12'37"	690.54'	74.85'	37.46'	74.81'	S11°04'55"W
C9	33°28'06"	251.69'	147.02'	75.68'	144.94'	S21°17'03"E

NOTE: JCSA URBAN UTILITY EASEMENT PARCEL "D" RECORDED AS INSTRUMENT #080008904.

UTILITY EASEMENTS DENOTED AS "JCSA URBAN EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY (JCSA) AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS OR THOSE AT NOT LESS THAN A 60 DEGREE ANGLE OR GREATER THAN A 120 DEGREE ANGLE TO THE FACILITIES, MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

GRAPHIC SCALE



2 Large/Small Platts Recorded
herewith as # 080019270

City of Williamsburg & County of James City
Circuit Court

This PLAT was recorded on

at 9:45 AM/P.M. PB PG

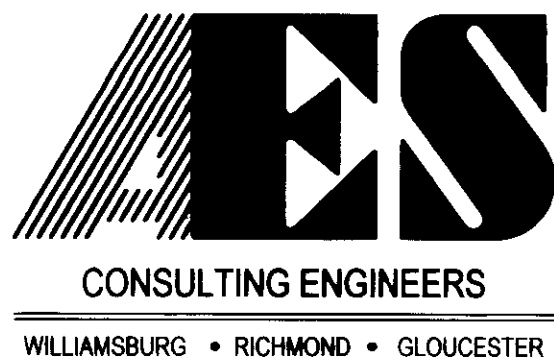
DOCUMENT # 080019270

BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge Clerk

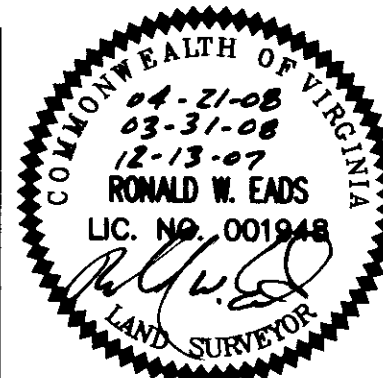
No.	DATE	REVISION / COMMENT / NOTE	RWE	RWS
2.	04/21/08	REVISED PER JCSA & VDOT COMMENTS	RWE	RWE
1.	03/27/08	REVISED PER JCC COMMENTS	RWE	RLS

Designed	Drawn
AES	RLS
Scale	Date
1"=60'	12/13/07
Project No.	
6632-09-01B	
Drawing No.	
2 OF 2	



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

PLAT OF RESUBDIVISION
PARCEL "D", OWNED BY
SETTLERS MARKET DEVELOPERS, LLC
BEING A PART OF NEW TOWN,
SECTION 9
"SETTLER'S MARKET AT NEW TOWN"
BERKELEY DISTRICT COUNTY OF JAMES CITY VIRGINIA



080019270