



JAMES CITY COUNTY, VIRGINIA
INST. NO. 030017220
P.B. 64, PG. 30-32
PARCEL ID.: 3210100016

COMMONWEALTH OF VIRGINIA, STATE
BOARD OF COMMUNITY COLLEGES
INST. NO. 070031262
PARCEL ID.: 3210100017

JAMES CITY COUNTY, VIRGINIA
INST. No. 030017220
P.B. 64, PG. 30-32
PARCEL ID.: 3210100012 (IN PART)

JAMES CITY COUNTY, VIRGINIA
INST. No. 030017220
P.B. 64, PG. 30-32
PARCEL ID.: 3210100012 (IN PART)

COMMONWEALTH OF VIRGINIA, STATE BOARD OF
COMMUNITY COLLEGES
INST. NO. 070031262
PARCEL ID.: 3210100013

OPPORTUNITY WAY
(VARIABLE WIDTH PUBLIC R/W)
INST. NO. 060002226

COMMONWEALTH OF VIRGINIA, STATE
BOARD OF COMMUNITY COLLEGES
INST. NO. 070031262
PARCEL ID.: 3210100013

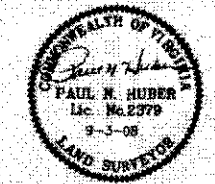
JAMES CITY COUNTY, VIRGINIA
INST. No. 030017220
P.B. 64, PG. 30-32
PARCEL ID.: 3210100012 (IN PART)

HUMELSINE PARKWAY
ROUTE 199
(VARIABLE WIDTH R/W)

● DENOTES ROD FOUND
● DENOTES ROD SET

NOTES:

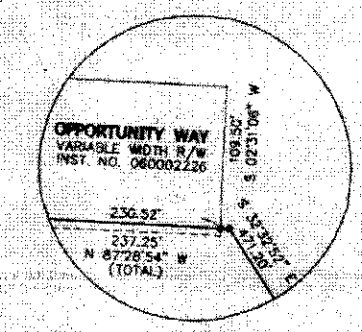
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER. THEREFORE ALL EXISTING EASEMENTS MAY NOT BE SHOWN.
2. PROFFERS RECORDED IN DB 820 PG.168 AND INST. NO. 060015224 AFFECT SUBJECT PROPERTY.
3. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
4. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
5. TAX MAP NUMBER: PORTION OF 321000012
6. ADDRESS: 4815 OPPORTUNITY WAY
7. ZONING INFORMATION: R-1 (PUBLIC LANDS)
8. TOTAL PARCEL ACREAGE: 496 ACRES; ACREAGE OF NEW PARCEL: 54.177 ACRES.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.
10. EASEMENTS DENOTED AS JCC 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.



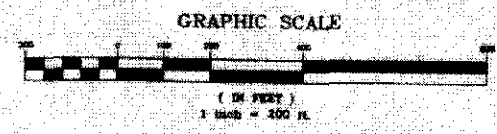
**PLAT SHOWING 54.177 ACRES OF
LAND LYING SOUTH OF
OPPORTUNITY WAY AND WEST OF
HUMELSINE PARKWAY ~ ROUTE 199**

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	138.66	28.89	14.45	6°53'14"	N27°28'26"E	28.68
C2	353.00	192.05	95.03	28°07'13"	N19°45'31"E	181.25
C3	37.00	50.82	24.92	86°45'09"	N49°08'35"E	50.82

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N05°46'04"E	63.26'
L2	S89°00'03"W	123.64'



DETAIL
NO SCALE



VIRGINIA ELECTRIC AND
POWER COMPANY
D.B. 435 PG. 204
PARCEL ID.: 3210100018

VIRGINIA ELECTRIC AND
POWER COMPANY
D.B. 435 PG. 204
PARCEL ID.: 3210100019

TIMMONS GROUP