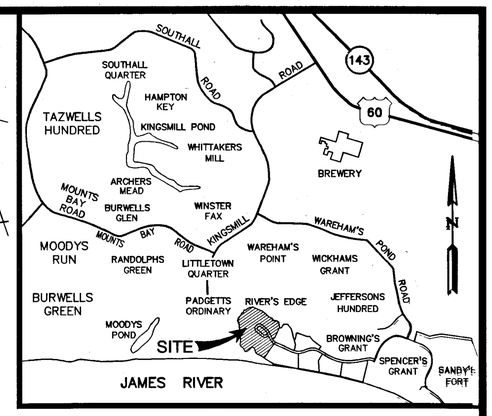
090005085



VICINITY MAP
SCALE: 1" = 2000'

RIVER'S EDGE PHASE IV LOTS 11A, 11B, 12A, AND 12B INSTR.# 030037490

RPA BUFFER

LOT 13

RIVER'S EDGE PHASE IV INSTR.# 060015882

LOT 14

LOT 15

RIVER'S EDGE PHASE IV INSTR.# 040029232

LOT 16B

LOT 16A

RIVER'S EDGE PHASE IV LOT 17B INSTR.# 060031215

LOT 11A

LOT 12A

LOT 12B

KINGSMILL COMMUNITY SERVICE INSTR.# 030037490

EXISTING JCSA UTILITY EASEMENT INSTR. #060015882

LIMITED COMMON AREA

LOT 11B

EXISTING JCSA UTILITY EASEMENT INSTR. #030037490

N36°08'08"E 40.62'

N39°48'45"E 40.00'

EXISTING 50' R/W COMMON AREA INSTR. #030037490

N51°55'18"E 40.06'

RIVER'S EDGE

10'

L4

L5

C5

C4

C3

C2

L3

L2

L1

N57°23'45"E 40.11'

N65°57'53"E 41.12'

LIMITED COMMON AREA #10

S83°35'18"W 13.65'

S77°14'14"W 14.64'

S67°11'44"W 17.45'

C6

C7

C8

C9

C10

C11

TOTAL AREA OF WATER PIPELINE EASEMENT = 13,281 S.F.± OR 0.305 ACRES±

N68°40'18"E 46.37'

S85°48'45"E 24.33'

S62°36'07"E 40.45'

S48°28'21"E 37.79'

S81°09'29"W 32.47'

S52°39'37"E 35.12'

S60°25'05"W 8.91'

S13°02'06"W 40.44'

S6°42'29"E 40.22'

N73°20'32"E 33.86'

CENTERLINE 10' WATER PIPELINE EASEMENT HEREBY DEDICATED TO NEWPORT NEWS WATERWORKS

CENTERLINE 20' WATER PIPELINE EASEMENT HEREBY DEDICATED TO NEWPORT NEWS WATERWORKS

EXISTING NEWPORT NEWS WATERWORKS WATER PIPELINE EASEMENT INSTR. #030037490

RIVER'S EDGE EXISTING 50' R/W COMMON AREA P.B. 75, PG. 54-55

L=33.50' (TIE)

N43°01'15"E 10.00'

20'

LOT 10

LOT 9A

LOT 9B

69.27' (TIE)

S46°14'27"W 39.23'

EXISTING JCSA UTILITY EASEMENT INSTR. #070029982

LIMITED COMMON AREA #8

EXISTING NEWPORT NEWS WATERWORKS WATER PIPELINE EASEMENT INSTR. #030037490

KINGSMILL RECORD MERIDIAN P.B. 72, PG. 8-9

LOT 5

LOT 6

LOT 7

LIMITED COMMON AREA

RIVER'S EDGE PHASE III LOT 16C P.B. 83, PG. 70-71

RIVER'S EDGE PHASE IV LOTS 1 THROUGH 8 INSTR. #070029982

LOT 4

LOT 3

GRAPHIC SCALE
40' 0' 40' 80'
SCALE: 1" = 40'

LINE TABLE

LINE	BEARING	LENGTH
L1	N22°44'27"W	84.43'
L2	N22°44'27"W	24.95'
L3	N22°44'27"W	28.59'
L4	N54°30'01"W	56.32'
L5	N54°30'01"W	35.39'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	24°58'45"	233.49'	101.79'	51.72'	100.99'	N34°29'22"W
C2	5°06'06"	333.59'	29.70'	14.86'	29.69'	N30°02'31"W
C3	5°29'08"	333.59'	31.94'	15.98'	31.93'	N35°20'08"W
C4	12°06'33"	333.59'	70.50'	35.38'	70.37'	N44°07'58"W
C5	3°40'43"	333.59'	21.42'	10.71'	21.41'	N52°01'37"W
C6	29°16'37"	42.36'	21.65'	11.06'	21.41'	N70°58'40"W
C7	7°07'14"	136.22'	16.93'	8.48'	16.92'	S42°39'03"W
C8	50°16'41"	62.54'	54.88'	29.35'	53.14'	S8°22'55"W
C9	18°28'23"	62.54'	20.16'	10.17'	20.08'	S25°59'38"E
C10	6°04'08"	529.57'	56.09'	28.07'	56.07'	S47°13'13"E
C11	4°15'21"	529.57'	39.34'	19.68'	39.33'	S42°03'28"E

Large/Small Plat(s) Recorded herewith as # 090005085

S:\Jobs\7753\05-4KMRE\dwg\Plats\NNWW Esmt Plat\7753-5-4 NNWW Esmt.dwg, 11/6/2008 9:19:05 AM, rob.mann

NNWW EXT. AGREEMENT NO. 117-FY2001
PENT FILE NO. N-10499

AES CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

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Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF WATER PIPELINE EASEMENT
TO BE CONVEYED TO THE CITY OF NEWPORT NEWS

RIVER'S EDGE

PHASE IV

OWNER/DEVELOPER: BUSCH PROPERTIES, INC.

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
ROBERT D. MANN
Lic. No. 002509
10/24/08
LAND SURVEYOR

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 18 February 2008
at 12:34 AM/PM. PB — PG —
DOCUMENT # 090005085
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
AES	AWT
Scale	Date
1"=40'	10/24/08
Project No.	
7753-5-4	
Drawing No.	
1 of 1	