1000020969

LEGEND

2.53 ACRES–
DENOTES AREA OF NATURAL OPEN SPACE EASEMENT ALLOCATED TO PARCEL A OF THE MASSIE PROPERTY

4.24 ACRES–
DENOTES AREA OF NATURAL OPEN SPACE EASEMENT ALLOCATED TO PARCEL B OF THE MASSIE PROPERTY

14.61 ACRES–
DENOTES AREA OF NATURAL OPEN SPACE EASEMENT ALLOCATED TO PARCEL C OF THE MASSIE PROPERTY

PARCEL A BMP POINT ALLOCATION
TOTAL AREA = 25.43 ACRE(s)

A. STRUCTURAL BMP POINT ALLOCATION

BMP	BMP Drainage Area	BMP Points		Fraction of Site Served by BMP (BMP Drainage Area/Total Area)		Weighted BMP Points
10-pt wet pond(WC016)	22.10	10	X	0.869	=	8.69

TOTAL WEIGHTED STRUCTURAL BMP POINTS: 8.69

B. NATURAL OPEN SPACE CREDIT

Open Space Area	Fraction of Site (Open Space Area/Total Area)	Natural Open Space Credit		Points for Natural Open Space (Fraction of Site * Natural Open Space Credit %)
0	0	(0.1 per 1%) =		0
2.56	10.07	(0.15 per 1%) =		1.51
		TOTAL OPEN SPACE POINTS:		1.51

C. TOTAL WEIGHTED POINTS

Structural BMP Points		Natural Open Space Points		TOTAL
8.69	+	1.51	=	10.20

PARCEL B BMP POINT ALLOCATION
TOTAL AREA = 9.05 ACRE(s)

A. STRUCTURAL BMP POINT ALLOCATION

BMP	BMP Drainage Area	BMP Points		Fraction of Site Served by BMP (BMP Drainage Area/Total Area)		Weighted BMP Points
4-pt dry pond(WCD20)	9.28	4	X	1.025	=	4.10

TOTAL WEIGHTED STRUCTURAL BMP POINTS: 4.10

B. NATURAL OPEN SPACE CREDIT

Open Space Area	Fraction of Site (Open Space Area/Total Area)	Natural Open Space Credit		Points for Natural Open Space (Fraction of Site * Natural Open Space Credit %)
2.03	22.43	(0.1 per 1%) =		2.24
2.21	24.42	(0.15 per 1%) =		3.66
		TOTAL OPEN SPACE POINTS:		5.90

C. TOTAL WEIGHTED POINTS

Structural BMP Points		Natural Open Space Points		TOTAL
4.10	+	5.90	=	10.00

PARCEL C BMP POINT ALLOCATION
TOTAL AREA = 17.29 ACRE(s)

A. STRUCTURAL BMP POINT ALLOCATION

BMP	BMP Drainage Area	BMP Points		Fraction of Site Served by BMP (BMP Drainage Area/Total Area)		Weighted BMP Points
N/A		X			=	

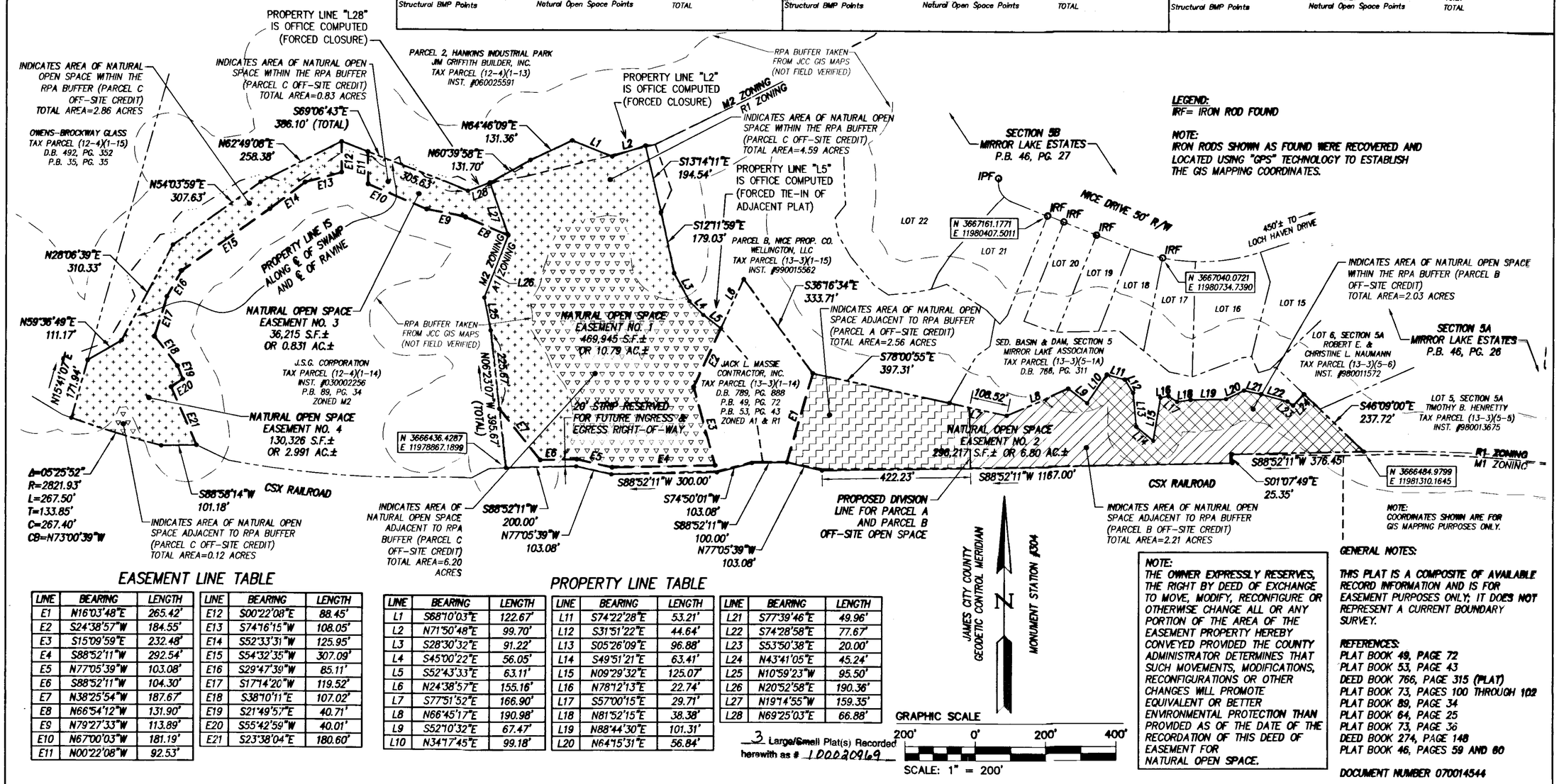
TOTAL WEIGHTED STRUCTURAL BMP POINTS:

B. NATURAL OPEN SPACE CREDIT

Open Space Area	Fraction of Site (Open Space Area/Total Area)	Natural Open Space Credit		Points for Natural Open Space (Fraction of Site * Natural Open Space Credit %)
8.28	47.89	(0.1 per 1%) =		4.79
6.32	36.55	(0.15 per 1%) =		5.48
		TOTAL OPEN SPACE POINTS:		10.27

C. TOTAL WEIGHTED POINTS

Structural BMP Points		Natural Open Space Points		TOTAL
0	+	10.27	=	10.27



LEGEND:
IRF= IRON ROD FOUND

NOTE:
IRON RODS SHOWN AS FOUND WERE RECOVERED AND LOCATED USING "GPS" TECHNOLOGY TO ESTABLISH THE GIS MAPPING COORDINATES.

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
E1	N16°03'48"E	265.42'
E2	S24°38'57"W	184.55'
E3	S15°09'59"E	232.48'
E4	S88°52'11"W	292.54'
E5	N77°05'39"W	103.08'
E6	S88°52'11"W	104.30'
E7	N38°25'54"W	187.67'
E8	N66°54'12"W	131.90'
E9	N79°27'33"W	113.89'
E10	N67°00'03"W	181.19'
E11	N00°22'08"W	92.53'
E12	S00°22'08"E	88.45'
E13	S74°16'15"W	108.05'
E14	S52°33'31"W	125.95'
E15	S54°32'35"W	307.09'
E16	S29°47'39"W	85.11'
E17	S17°14'20"W	119.52'
E18	S38°10'11"E	107.02'
E19	S21°49'57"E	40.71'
E20	S55°42'59"W	40.01'
E21	S23°38'04"E	180.60'

PROPERTY LINE TABLE

LINE	BEARING	LENGTH
L1	S68°10'03"E	122.67'
L2	N71°50'48"E	99.70'
L3	S28°30'32"E	91.22'
L4	S45°00'22"E	56.05'
L5	S52°43'33"E	63.11'
L6	N24°38'57"E	155.16'
L7	S77°51'52"E	166.90'
L8	N66°45'17"E	190.98'
L9	S52°10'32"E	67.47'
L10	N34°17'45"E	99.18'
L11	S74°22'28"E	53.21'
L12	S31°51'22"E	44.64'
L13	S05°26'09"E	96.88'
L14	S49°51'21"E	63.41'
L15	N09°29'32"E	125.07'
L16	N78°12'13"E	22.74'
L17	S57°00'15"E	29.71'
L18	N81°52'15"E	38.38'
L19	N88°44'30"E	101.31'
L20	N64°15'31"E	56.84'
L21	S77°39'46"E	49.96'
L22	S74°28'58"E	77.67'
L23	S53°50'38"E	20.00'
L24	N43°41'05"E	45.24'
L25	N10°59'23"W	95.50'
L26	N20°52'58"E	190.36'
L27	N19°14'55"W	159.35'
L28	N69°25'03"E	66.88'

3 Large/Small Plat(s) Recorded herewith as # 1000020969

NOTE:
THE OWNER EXPRESSLY RESERVES, THE RIGHT BY DEED OF EXCHANGE TO MOVE, MODIFY, RECONFIGURE OR OTHERWISE CHANGE ALL OR ANY PORTION OF THE AREA OF THE EASEMENT PROPERTY HEREBY CONVEYED PROVIDED THE COUNTY ADMINISTRATOR DETERMINES THAT SUCH MOVEMENTS, MODIFICATIONS, RECONFIGURATIONS OR OTHER CHANGES WILL PROMOTE EQUIVALENT OR BETTER ENVIRONMENTAL PROTECTION THAN PROVIDED AS OF THE DATE OF THE RECORDATION OF THIS DEED OF EASEMENT FOR NATURAL OPEN SPACE.

NOTE:
COORDINATES SHOWN ARE FOR GIS MAPPING PURPOSES ONLY.

GENERAL NOTES:

THIS PLAT IS A COMPOSITE OF AVAILABLE RECORD INFORMATION AND IS FOR EASEMENT PURPOSES ONLY; IT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.

REFERENCES:
PLAT BOOK 49, PAGE 72
PLAT BOOK 53, PAGE 43
DEED BOOK 766, PAGE 315 (PLAT)
PLAT BOOK 73, PAGES 100 THROUGH 102
PLAT BOOK 89, PAGE 34
PLAT BOOK 64, PAGE 25
PLAT BOOK 73, PAGE 36
DEED BOOK 274, PAGE 148
PLAT BOOK 46, PAGES 59 AND 60

DOCUMENT NUMBER 070014544

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 18 October, 2010
at 2:31 AM/PM. PB. — PG. —
DOCUMENT # 1000020969
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Rev.	Date	Description	Revised By

COMMONWEALTH OF VIRGINIA
THOMAS C. SUBLETT
Lic. No. 1886
8/31/10
LAND SURVEYOR

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Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF BOUNDARY LINE ADJUSTMENT & PROPERTY LINE EXTINGUISHMENT
PARCELS A & B
AND ALLOCATION OF OFFSITE NATURAL OPEN SPACE AREAS
FOR PARCELS A, B, & C

MASSIE PROPERTY

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	VMB
Project Number:	8233-15
Scale: 1"=200'	Date: 8-31-10
Sheet Number	3 OF 3

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