

110014410

THE INTENT OF THIS PLAT IS TO DEDICATE THE VARIABLE WIDTH UTILITY EASEMENT SHOWN HEREON TO THE JAMES CITY COUNTY SERVICE AUTHORITY FROM THE WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD. THIS PLAT IS ONLY AN EXHIBIT AND IS TO ACCOMPANY THE DEED OF DEDICATION TO BE RECORDED SIMULTANEOUSLY HEREWITH.

THE DEDICATION OF THE EASEMENT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES IF ANY.

SIGNED: Larry M. Foster DATED: 7/7/11
AGENT FOR JAMES CITY COUNTY SERVICE AUTHORITY

STATE OF VIRGINIA
CITY OF Williamsburg, TO WIT:

I, Melanie J. Davis, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Larry M. Foster AGENT FOR JAMES CITY COUNTY SERVICE AUTHORITY WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 7th DAY OF July, 2011 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 7th DAY OF July, 2011.
Melanie J. Davis MY COMMISSION EXPIRES: 12/31/2014
NOTARY PUBLIC
7014935
REGISTRATION NUMBER



AGREED:

SIGNED: Alan T. Robertson DATED: July 6, 2011
AGENT FOR WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD

STATE OF VIRGINIA
CITY OF James City, TO WIT:

I, ROBERT D. DAY, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT ALAN T. ROBERTSON AGENT FOR WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 6th DAY OF July, 2011 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 6th DAY OF July, 2011.
Robert D. Day MY COMMISSION EXPIRES: 01-31-2014
NOTARY PUBLIC
316935
REGISTRATION NUMBER

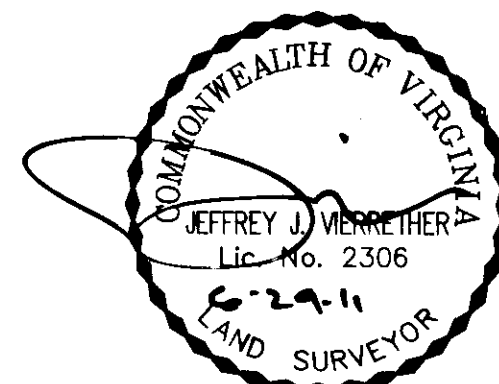


City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on July 7, 2011
at 1:09 AM/PM, PB PG
DOCUMENT # 110014410
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

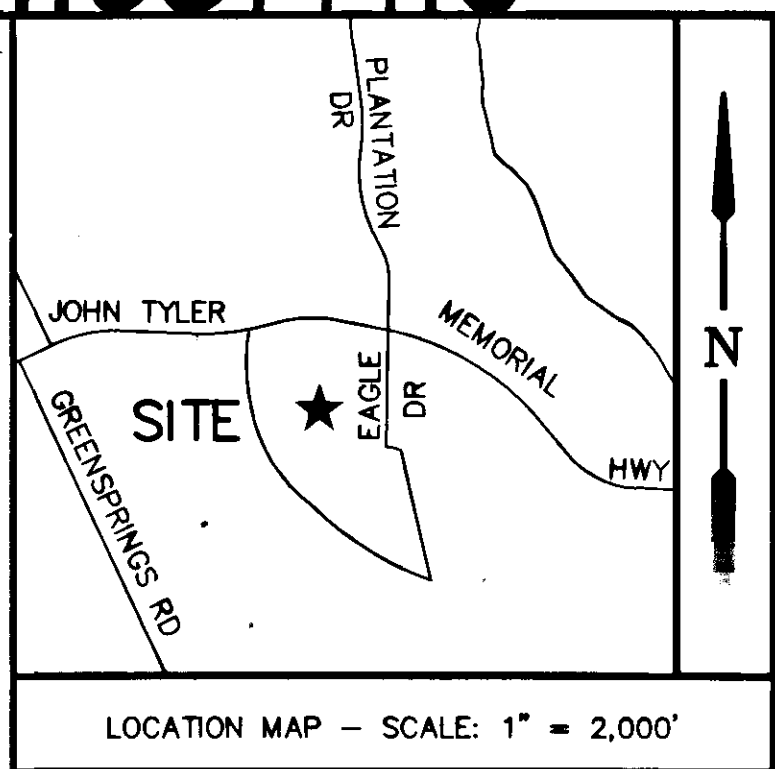
CS 420, PG 28
FB: CS 416, PG 48
DRWN. BY KCR
CHK'D. BY _____ DATE _____

THE UNDERSIGNED CERTIFIES THAT THE PLAT AS IT APPEARS IS APPROVED FOR RECORDATION ONLY. BY SUCH APPROVAL, THE UNDERSIGNED DOES NOT CERTIFY AS TO THE CORRECTNESS OF THE BOUNDARY, STREETS OR OTHER LINES SHOWN ON THIS PLAT.

APPROVED: [Signature]
DATE: 7-7-11
AGENT JAMES CITY COUNTY



- NOTES:
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE PROPERTY AS SHOWN.
2. THIS PROPERTY APPEARS TO FALL IN FLOOD ZONES 'X', 'X' (SHADED) & AE AS SHOWN ON PANELS 0120C & 185C OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VA, COMMUNITY NO.: 510201, DATED 10-28-2007. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FLOOD INSURANCE RATE MAPS FOR THE CITY/COUNTY INDICATED. MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
3. NORTH MERIDIAN SHOWN HEREON IS BASED ON VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD1983/1993 HARN AND WAS ESTABLISHED FROM JAMES CITY COUNTY, VA HORIZONTAL CONTROL STATIONS "316" & "318".
4. THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NONEXISTENCE OF WETLANDS, ENVIRONMENTAL HAZARDS, CEMETERIES OR ANY UNDERGROUND STRUCTURE NOT OBSERVED DURING THE COURSE OF THE SURVEY.
5. UTILITIES WERE MARKED IN THE FIELD BY MISS UTILITY OF VIRGINIA, REFERENCE DESIGN TICKET NUMBER A108801657 AND LOCATED BY MSA, P.C. ON APRIL 15, 2011.
6. THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY OR A SUBDIVISION OF LAND.
7. THIS PLAT WAS COMPILED FROM DEEDS AND PLATS OF RECORD DULY RECORDED IN THE CLERK'S OFFICE OF JAMES CITY COUNTY.
8. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR EXCLUSIVE USE OF THE JAMES CITY COUNTY 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
9. JAMES CITY COUNTY TAX PARCEL NUMBER IS 4610100002D. PARCEL 1 IS RECORDED IN MAP BOOK 54, PAGE 53. WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD ACQUIRED PARCEL 1 FROM JAMES CITY COUNTY IN DEED BOOK 694, PAGE 434.



PLAT SHOWING
VARIABLE WIDTH UTILITY EASEMENT
HEREBY ESTABLISHED ON TAX PARCEL 4610100002D
PARCEL 1 (MB 54, PG 53)
(JAMESTOWN HIGH SCHOOL)
TO
THE JAMES CITY COUNTY SERVICE AUTHORITY
FROM
WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD
(DB 694, PG 434)
BERKELEY MAGISTERIAL DISTRICT JAMES CITY COUNTY, VA.
JUNE 29, 2011



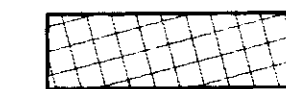
MSA, P.C.
Environmental Sciences • Planning • Surveying
Civil & Environmental Engineering • Landscape Architecture
5033 Rouse Drive, Virginia Beach, VA 23462
757-490-9264 (Ofc) 757-490-0634 (Fax)
www.msaonline.com

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City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
July 7, 2011
at 1:09 AM/PM, PB - PG -
DOCUMENT # 110014410
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

2 Large/Small Plat(s) Recorded
herewith as # 110014410

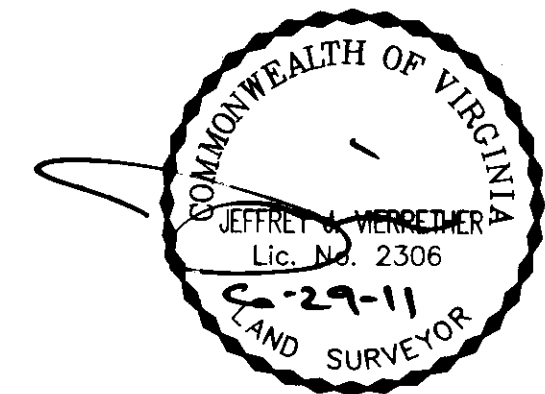
EASEMENT LEGEND

 DENOTES VARIABLE WIDTH UTILITY
EASEMENT HEREBY ESTABLISHED
FOR THE AREA = 72,210 S.F.
OR 1.658 AC.

LEGEND

- IRON PIN FOUND - PIN(F)
- POINT
- CONC. STEEL PIN FOUND - PIN(F)
- CONC. STEEL PIN SET - PIN(S)

VIRGINIA STATE PLANE COORDINATE
SYSTEM, SOUTH ZONE, JAMES CITY
COUNTY GEODETIC CONTROL NETWORK



CURVE TABLE						
CURVE	RADIUS	ARC	TANGENT	CHORD	CHORD BRG	DELTA
1	4,000.32	23.99	12.00	23.99	S 00°49'29" E	00°20'37"
2	4,000.32	33.01	16.50	33.01	S 01°13'59" E	00°28'22"
3	4,000.32	57.00	28.50	57.00	S 01°30'40" E	00°48'59"

PLAT SHOWING
VARIABLE WIDTH UTILITY EASEMENT
HEREBY ESTABLISHED ON TAX PARCEL 4610100002D
PARCEL 1 (MB 54, PG 53)
(JAMESTOWN HIGH SCHOOL)
TO
THE JAMES CITY COUNTY SERVICE AUTHORITY
FROM
WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD
(DB 694, PG 434)
BERKELEY MAGISTERIAL DISTRICT JAMES CITY COUNTY, VA.
JUNE 29, 2011



MSA, P.C.

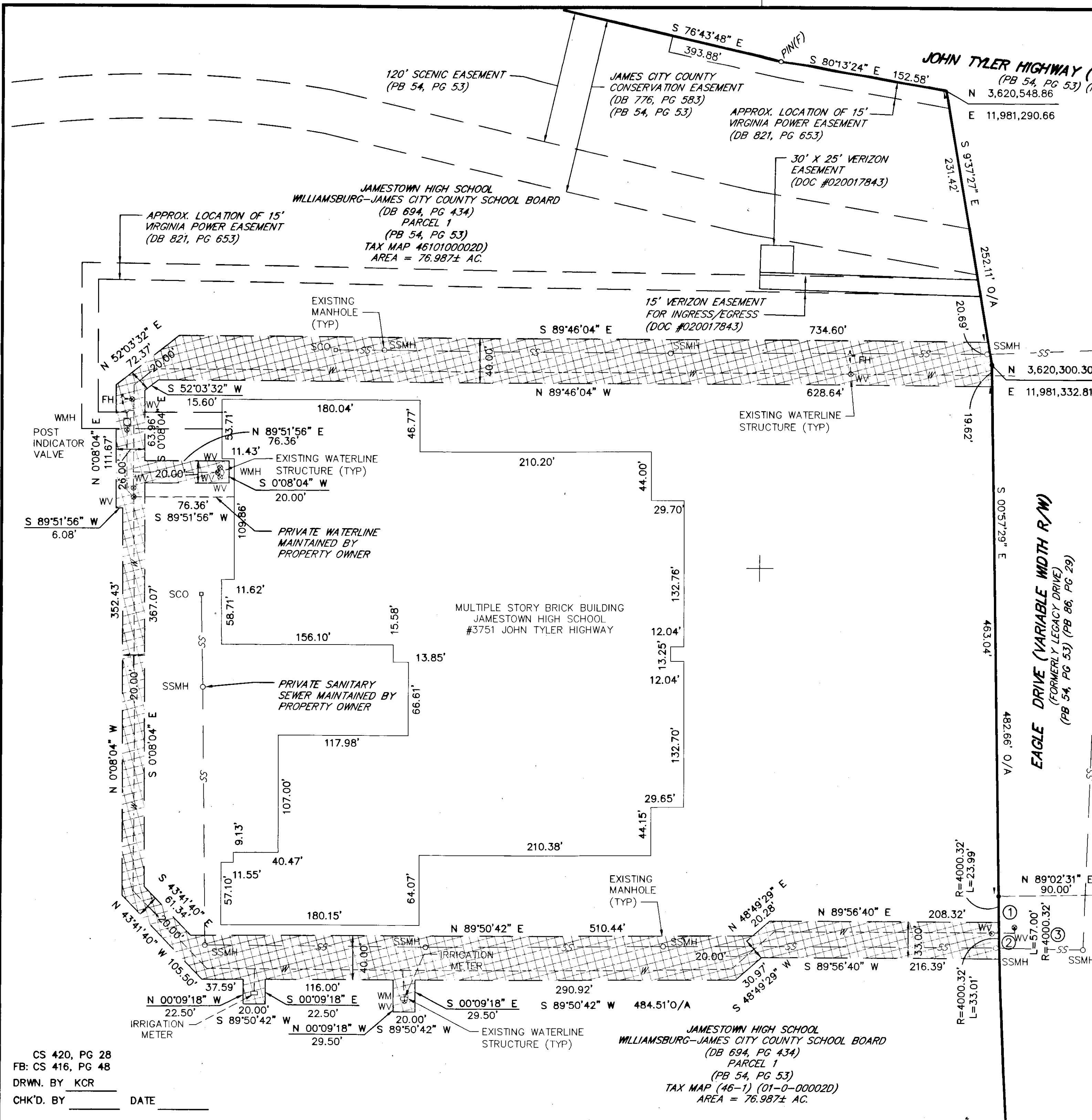
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GRAPHIC SCALE
1" = 60'

JOB #09113
SHEET 2 OF 2



CS 420, PG 28
FB: CS 416, PG 48
DRWN. BY KCR
CHK'D. BY _____ DATE _____

JAMESTOWN HIGH SCHOOL
WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD
(DB 694, PG 434)
PARCEL 1
(PB 54, PG 53)
TAX MAP (46-1) (01-0-00002D)
AREA = 76.987± AC.