

WILLIAMSBURG-JAMES CITY
PARCEL ID: 3230100001
4460 LONGHILL ROAD

PROPERTY LINE
MEANDERS ±1375'
ALONG E OF CREEK

JAMES CITY COUNTY
PARCEL ID: 3210100012
DOC # 990016087
5700 WARHILL TRAIL

AUTUMN WEST INVESTMENT LLC
PARCEL ID: 3210100001
DOC # 060005168
401 AUTUMN WEST

SEASONS TRACE REC ASSOC
PARCEL ID: 3210100001C
301 SEASONS TRACE

JAMESTOWN BUILDING CORP INC
PARCEL ID: 3210900001C
DOC # 04001591
880 SUGARLOAF RUN

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
1 August 2011
at 3:13 AM/PM, PG ---
DOCUMENT # 110016298
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

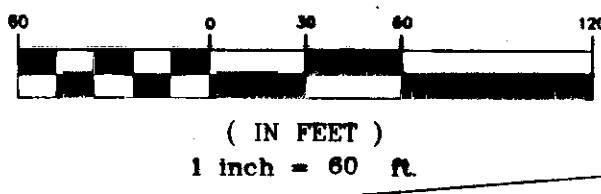
EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES. THIS SURVEY DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES SUCH AS WETLANDS OR POLLUTANTS WHICH AN ENVIRONMENTAL ASSESSMENT WOULD IDENTIFY.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

NOTE: DUE TO THE NECESSARY CLOSE PLACEMENT OF THE GRINDER PUMP TO THE BUILDINGS, NO GRINDER PUMP IS ELIGIBLE FOR THE JCSA SEWER PUMP STATION MAINTENANCE AGREEMENT.

GRAPHIC SCALE



SEASON TRACE ROAD
STATE ROUTE #1530
60' R/W

"SEASONS TRACE"
SECTION 5
PB 37, PG 36
PB 38, PG 42
PB 39, PG 35
PB 40, PG 69
PB 41, PG 83

L=463.56'
R=320.00'
Δ=83°00'00"
CHD=424.08'
CHD BRG=S18°03'56"E
TAN=283.11'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	535.99'	370.00'	83°00'00"	490.34'	N18°03'56"W	327.35'
C2	472.31'	370.00'	73°08'20"	440.89'	N22°59'46"W	274.48'
C3	63.68'	370.00'	9°51'40"	63.60'	N18°30'14"E	31.92'
C4	164.30'	245.00'	38°25'27"	161.24'	S42°38'47"W	85.38'
C5	141.08'	295.00'	27°24'05"	139.74'	S37°08'06"W	71.92'
C6	186.67'	319.00'	33°31'42"	184.02'	S39°47'53"E	96.09'
C7	404.38'	350.00'	66°11'53"	382.26'	N23°27'48"W	228.15'
C8	81.62'	125.00'	37°24'39"	80.18'	N23°02'44"E	42.32'
C9	22.63'	320.00'	4°03'06"	22.62'	S19°09'06"W	11.32'
C10	30.55'	20.00'	87°30'21"	27.66'	N15°48'46"W	19.15'
C11	30.55'	20.00'	87°30'21"	27.66'	N76°40'53"E	19.15'
C12	161.89'	319.00'	29°04'35"	160.15'	S04°54'09"E	82.73'
C13	20.00'	320.00'	3°34'54"	20.00'	S21°57'29"E	10.00'

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.98'	N59°33'56"W
L2	27.98'	S59°33'56"E
L3	17.71'	N08°42'57"W
L4	26.53'	N53°42'57"W
L5	33.45'	N76°12'57"W
L6	14.41'	S36°17'03"W
L7	34.19'	N85°46'37"W
L8	29.90'	N23°07'03"E
L9	13.11'	N72°30'37"E
L10	31.06'	S22°05'36"E
L11	36.80'	N66°09'18"E
L12	44.52'	N24°33'53"W
L13	63.83'	N58°16'36"E
L14	21.90'	N45°23'30"W
L15	4.32'	S50°05'28"E
L16	16.21'	S48°14'56"E
L17	24.06'	S00°38'32"E
L18	22.47'	S08°42'57"E
L19	20.90'	N81°17'03"E
L20	11.54'	S81°17'03"W
L21	46.08'	S56°33'44"E
L22	71.33'	N56°33'44"W
L23	48.49'	S09°38'09"W
L24	50.51'	N09°38'09"E
L25	62.12'	S53°42'57"E
L26	12.41'	S67°56'28"W
L27	12.16'	N67°56'28"E
L28	19.08'	N73°47'28"E
L29	10.50'	S61°13'18"E
L30	27.27'	N03°56'17"E
L31	20.78'	N52°26'14"W
L32	8.09'	N25°29'01"E
L33	15.46'	N49°57'24"E
L34	26.19'	N26°23'14"E
L35	19.84'	S56°29'57"E
L36	26.75'	N54°26'33"E
L37	25.48'	N11°01'16"E

LINE TABLE		
LINE	LENGTH	BEARING
L38	22.54'	N04°23'51"W
L39	9.93'	S82°36'39"E
L40	24.78'	N24°32'55"E
L41	27.70'	N89°13'10"E
L42	29.93'	N28°48'39"E
L43	21.74'	N08°26'00"W
L44	29.02'	N50°48'42"E
L45	17.93'	N13°58'54"W
L46	13.61'	N51°15'39"E
L47	23.54'	N26°14'07"E
L48	18.01'	S59°14'41"E
L49	35.64'	N69°22'13"E
L50	21.76'	N10°39'57"E
L51	37.47'	N00°17'36"W
L52	38.63'	N55°20'46"W
L53	32.68'	N21°37'37"E
L54	13.10'	N63°00'44"E
L55	21.31'	N27°16'05"E
L56	47.35'	N51°37'10"E
L57	17.26'	S48°31'57"E
L58	8.56'	N76°13'18"E
L59	22.48'	N15°22'49"E
L60	39.85'	N81°46'51"E
L61	23.51'	S64°55'17"E
L62	29.78'	N43°34'16"E
L63	18.81'	N68°17'26"E
L64	23.11'	N19°31'02"E
L65	21.58'	N32°09'49"W
L66	49.45'	N53°20'42"E
L67	32.01'	N48°10'12"E
L68	16.87'	N78°58'11"E
L69	18.57'	N07°24'44"E
L70	22.02'	N59°49'23"E
L71	19.15'	S73°54'41"E
L72	53.94'	N63°55'13"E
L73	41.07'	N34°28'25"E
L74	19.31'	N61°37'05"E

Large/Small Plat(s) Recorded
herein as # 110016298

PLAT
OF
VARIABLE WIDTH JCSA UTILITY
EASEMENT ACROSS THE PROPERTY OF
AUTUMN WEST INVESTMENT, LLC
JAMES CITY COUNTY, VIRGINIA

REV: JULY 11, 2011
REV: JULY 1, 2011
REV: NOVEMBER 20, 2009
REV: AUGUST 18, 2009
JULY 22, 2009

SCALE 1"=60'

Townes
SITE ENGINEERING
9850 LORI ROAD, SUITE 201
CHESTERFIELD, VIRGINIA 23832
PHONE: (804) 748-9011 FAX: (804) 748-2590

CHECKED BY: *KL*

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