

140008664

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S53°33'13"E	88.95'	L10	S37°54'20"W	1.28'	L19	S84°45'44"W	345.84'
L2	S33°14'05"W	5.01'	L11	S5°12'00"E	5.61'	L20	N76°43'09"W	272.22'
L3	S59°58'37"E	252.42'	L12	N64°40'58"W	130.66'	L21	N66°21'55"W	296.18'
L4	S73°48'10"E	13.81'	L13	N74°11'57"W	127.80'	L22	S45°09'32"W	50.15'
L5	N58°20'43"E	75.62'	L14	S58°20'43"W	86.83'	L23	N13°07'08"E	103.46'
L6	S74°11'57"E	136.59'	L15	N73°48'10"W	16.23'	L24	S44°50'28"E	41.09'
L7	S64°40'58"E	142.16'	L16	N59°58'37"W	255.97'	L25	S66°21'55"E	291.62'
L8	S75°58'43"W	10.35'	L17	S33°14'05"W	5.01'	L26	S76°43'09"E	262.07'
L9	S64°49'24"W	9.54'	L18	N53°33'13"W	84.12'	L27	N84°45'44"E	339.51'

**OWNER'S CERTIFICATION**  
 THE EASEMENTS DEDICATED AS SHOWN ON THIS PLAT ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

May 19, 2014  
 DATE

Michael Prozio  
 FOR WILLIAMSBURG CHRISTIAN ACADEMY

Michael Prozio President  
 PRINTED NAME AND TITLE

**CERTIFICATE OF NOTARIZATION:**  
 COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF James City  
 I, Zabrina K. Williams A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNTO MY HAND THIS 20 DAY OF May, 20 14.

Zabrina K. Williams  
 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 5/31/2015  
 NOTARY REGISTRATION NUMBER: 80732

**CERTIFICATE OF APPROVAL**  
 THIS EASEMENT DEDICATION IS APPROVED BY THE UNDERSIGNED AND MAY BE ADMITTED TO RECORD.

5/23/14  
 DATE

M. D. Powell  
 AGENT FOR JAMES CITY SERVICE AUTHORITY

**GENERAL NOTES**

- TOTAL AREA OF JCSA EASEMENT CONVEYED = 67,515 S.F.± OR 1.55 AC.±
- THIS PLAT IS BASED UPON RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, OTHER THAN SHOWN THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS, AND / OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES.
- THE PURPOSE OF THIS PLAT IS FOR THE DEDICATION OF JCSA EASEMENT AND OPEN SPACE EXCHANGE.
- 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, FROM ANY CAUSE.

N/F  
 FAITH FELLOWSHIP  
 ASSEMBLY OF GOD  
 INSTRUMENT #020017155  
 P.B. 86, PAGES 62-63  
 TM # (12-2)(1-22A)  
 ZONE B1

N/F  
 RAUCH DEVELOPMENT  
 CO., LLC  
 3611 ROCAMBEAU DR.  
 TM # (12-2)(1-22)  
 ZONING: R5

VARIABLE WIDTH JCSA UTILITY EASEMENT  
 AREA = 67,515 S.F.±  
 OR 1.55 AC.±

SCHOOL HOUSE LANE ROUTE 105  
 VARIABLE WIDTH PUBLIC RW  
 P.B. 87, PGS. 9 AND 6  
 INSTRUMENT # 43,32

EX. 15' VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (DOC. NO. 030025079)

NOTE: CENTERLINE OF EASEMENT DETERMINED BY LOCATION OF UTILITY PAINTED BY OTHERS

WILLIAMSBURG CHRISTIAN ACADEMY, INC.  
 INSTRUMENT #010016565  
 PLAT BOOK 83, PAGE 31  
 TAX PARCEL # (13-1)(1-3)  
 ZONE B1

N/F PEREGRINO, LLC  
 INSTR. NO. 020029157  
 TAX PARCEL # (13-1)(1-9)

N/F PHYLLIS S. McCLURE  
 INSTR. NO. 04005804W  
 D.B. 409, PG. 842  
 TAX PARCEL # (13-1)(1-10)

NATURAL OPEN SPACE EASEMENT TO BE VACATED (AREA = 28,887 S.F.±)

NATURAL OPEN SPACE EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY (AREA = 29,300 S.F.±)

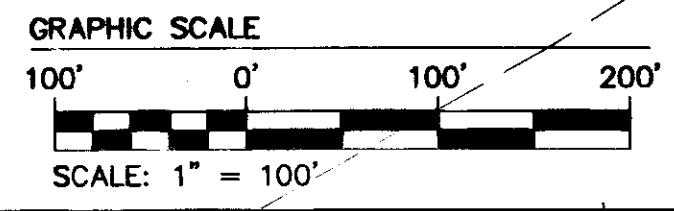
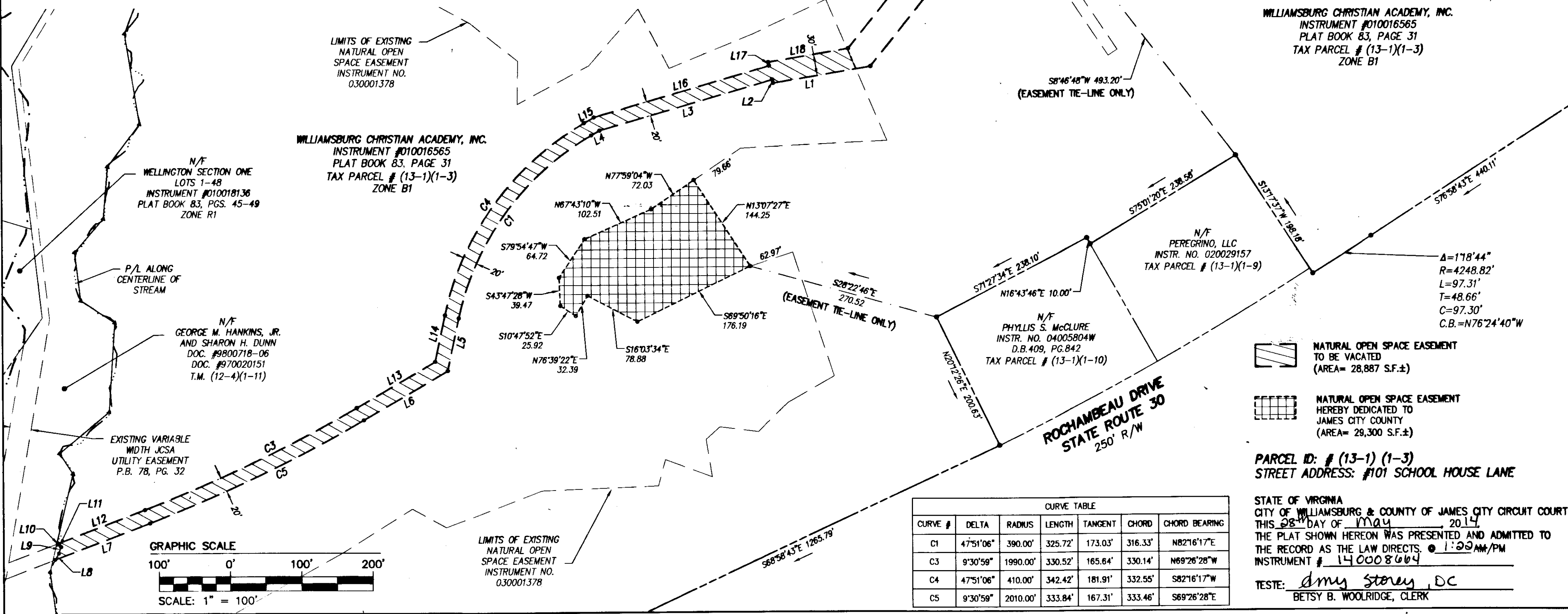
PARCEL ID: # (13-1)(1-3)  
 STREET ADDRESS: #101 SCHOOL HOUSE LANE

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
 THIS 28<sup>th</sup> DAY OF May, 2014  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:20 AM/PM  
 INSTRUMENT # 140008664

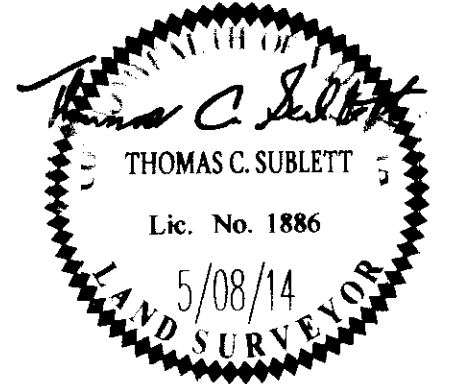
TESTE: dmy storey, DC  
 BETSY B. WOOLDRIDGE, CLERK

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	47°51'06"	390.00'	325.72'	173.03'	316.33'	N82°16'17"E
C3	9°30'59"	1990.00'	330.52'	165.64'	330.14'	N69°26'28"W
C4	47°51'06"	410.00'	342.42'	181.91'	332.55'	S82°16'17"W
C5	9°30'59"	2010.00'	333.84'	167.31'	333.46'	S69°26'28"E



Rev	Date	Description	Revised By
3	5/08/14	REVISED PER COUNTY COMMENTS	RMS
2	3/17/14	REVISED PER COUNTY COMMENTS	JFS
1	7/11/13	REVISED PER COUNTY COMMENTS DATED 5/3/13	JFS



**AES**  
 CONSULTING ENGINEERS  
 5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
 www.aesva.com

**PLAT OF NATURAL OPEN SPACE EXCHANGE AND JCSA DEDICATION**  
 PROPERTY OWNED BY  
 WILLIAMSBURG CHRISTIAN ACADEMY, INC.  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JFS  
 Project Number: W8048-15  
 Scale: 1"=100' Date: 5/08/14  
 Sheet Number  
**1 OF 1**