

140010299

RECORD MERIDIAN
INSTRUMENT NO. 040007385

APPROXIMATE LOCATION VIRGINIA
POWER RIGHT-OF-WAY
D.B. 519, PG. 657

N/F
THE WILLIAMSBURG WINERY
PARCEL 2A
INST. #040032414 (PLAT)

VARIABLE WIDTH
INGRESS/EGRESS EASEMENT &
DRAINAGE & UTILITY EASEMENT
P.B. 53, PG. 35-36

GENERAL NOTES

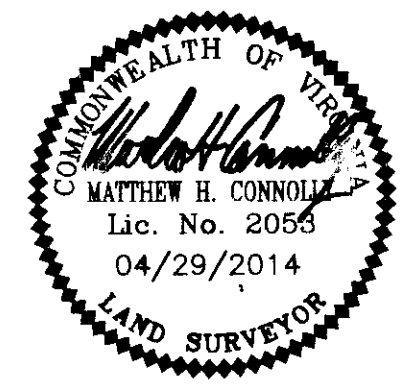
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. ALL NEW UTILITIES, IF ANY, ARE TO BE PLACED UNDERGROUND.
3. WETLANDS, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. LOTS SHOWN ARE TO BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
7. THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 51095C0205C DATED SEPTEMBER 28, 2007.
8. THE PROPERTY IS LOCATED IN WILLIAMSBURG FARMS AGRICULTURAL FOREST DISTRICT.
9. ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
10. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
11. ALL ROADS SHALL BE PRIVATE RIGHT OF WAYS AND SHALL NOT BE MAINTAINED BY JAMES CITY COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
12. CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58 (B) OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT ALL UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

04/29/2014
DATE

Matthew H. Connolly
LICENSED LAND SURVEYOR



AREA TABULATION

UNIT 1A	239,909 S.F. / 5.508 AC.
UNIT 1B	50,471 S.F. / 1.159 AC.
LIMITED COMMON ELEMENT	3,850 S.F. / 0.088 AC.
COMMON ELEMENT	2,000 S.F. / 0.046 AC.
TOTAL AREA	296,230 S.F. / 6.801 AC.

UNIT BOUNDARY LINE TABLE

L55	N 79°53'59" W	19.10'
L56	S 10°06'21" W	59.60'

LIMITED COMMON AREA LINE TABLE

LINE	BEARING	DISTANCE
L60	S 88°33'17" E	9.85'
L61	S 77°49'54" E	40.31'
L62	S 80°14'03" E	1.77'

LIMITED COMMON AREA CURVE TABLE

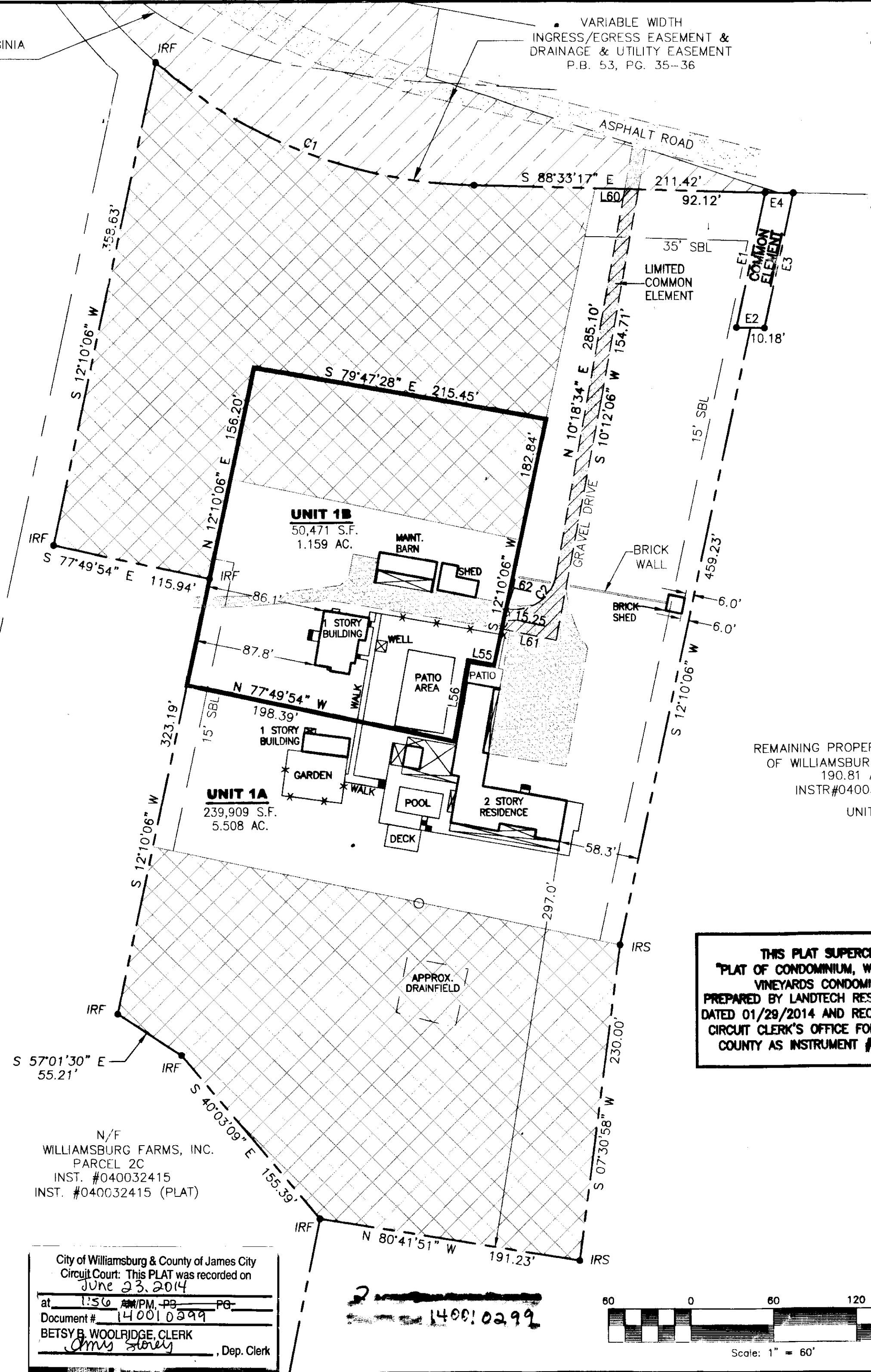
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C2	30.00'	46.84'	42.22'	S 55°02'16" W	89°27'22"

COMMON ELEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S 12°10'06" W	100.00'
E2	S 88°33'17" E	20.36'
E3	S 12°10'06" W	100.01'
E4	N 88°34'25" W	20.36'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	360.71'	253.36'	248.18'	S 68°35'56" E	40°14'38"



REMAINING PROPERTY OF PARCEL 2
OF WILLIAMSBURG VINEYARDS, LLC
190.81 ACRES±
INST.#040032416 (PLAT)
UNIT 2

**THIS PLAT SUPERCEDES
"PLAT OF CONDOMINIUM, WILLIAMSBURG
VINEYARDS CONDOMINIUM"
PREPARED BY LANDTECH RESOURCES, INC.,
DATED 01/29/2014 AND RECORDED IN THE
CIRCUIT CLERK'S OFFICE FOR JAMES CITY
COUNTY AS INSTRUMENT #140001415.**

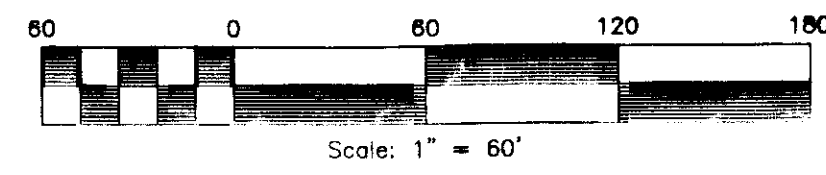
LEGEND:

- SEPTIC TANK
- IRS IRON ROD SET
- IRF IRON ROD FOUND
- ▨ EXISTING CONSERVATION EASEMENT

PLAT OF CONDOMINIUM
**WILLIAMSBURG VINEYARDS
CONDOMINIUM**
LOCATED IN THE ROBERTS DISTRICT
JAMES CITY COUNTY, VIRGINIA

SCALE 1" = 60' DATE: 04/29/2014 JOB #04-629
SHEET 2 OF 2

LandTech Resources, Inc.
Surveying • GPS • Engineering
3925 Midlands Road • Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



N/F
WILLIAMSBURG FARMS, INC.
PARCEL 2C
INST. #040032415
INST. #040032415 (PLAT)

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 23, 2014
at 1:50 AM/PM, PG. _____
Document # 140010299
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge, Dep. Clerk

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