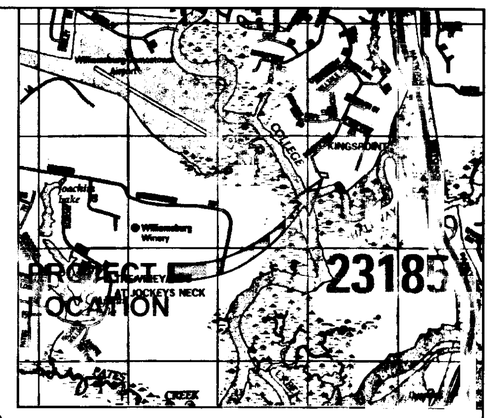
140012550

LINE TABLE		
LINE	BEARING	LENGTH
L1	N71°26'40"E	16.41'
L2	S86°04'20"E	19.44'
L3	N74°11'40"E	28.93'
L4	N82°50'40"E	26.64'
L5	N77°33'40"E	49.87'
L6	N89°38'44"E	23.88'
L7	S53°37'40"E	8.24'

LINE TABLE		
LINE	BEARING	LENGTH
L8	S32°24'40"E	22.82'
L9	N32°24'40"W	29.16'
L10	N53°37'40"W	12.28'
L11	N87°41'00"W	48.06'
L12	S82°50'40"W	2.66'
L13	S77°33'40"W	78.46'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	13°44'50"	50.00'	12.00'	6.03'	11.97'	N45°45'54"W
C2	7°59'54"	50.00'	6.98'	3.50'	6.97'	N56°38'16"W
C3	26°43'12"	25.00'	11.66'	5.94'	11.55'	N47°15'12"W

RECORD MERIDIAN
N
P.B. 31, PG. 44



VICINITY MAP
(Approximate Scale: 1"=2000')

Copyright ADC The Map People permitted use number 21004223

N/F
RICHARD J. AND
VIRGINIA W. BENDURA
LOT 6, SEC 7, KINGSPOINT
214 SOUTHPOINT DRIVE
PIN 4930270006
D.B. 186, PG. 652
ZONED R1, LIMITED RESIDENTIAL

BLDG

2644 SQ FT.
0.060 AC.

VARIABLE WIDTH
TEMPORARY CONSTRUCTION
EASEMENT

8"PALM

GRAVEL DRIVEWAY

1,220' ± CL OF PINEPOINT RD.

N77°33'40"E 283.49' (TOTAL)

PROPOSED VARIABLE WIDTH
PUBLIC DRAINAGE EASEMENT
TOTAL AREA=8909.66 S.F./0.20 ACRES
LOT 6=965.06 S.F./0.02 ACRES
LOT 7=7,944.60 S.F./0.18 ACRES

157.01'

10.00'

1 – STORY
FRAME DWELLING
CEDAR SIDING
BRICK FOUNDATION

GRAVEL
DRIVEWAY

10' TEMPORARY
CONSTRUCTION
EASEMENT

TBM #1
PKNS
ELEV.= 100.00
(ASSUMED)

SOUTHPOINT
ROAD
50' R/W

Δ=72°24'48"
R=50.00'
L=63.19'
T=36.60'
C=59.07'
C.B.=N24°25'49"W

S75°52'20"E 227.42'

S32°42'20"E 150.41'

N/F
CLIFTON F. AND
KATHRYN R. BLEVINS
LOT 4, SEC 7, KINGSPOINT
208 SOUTHPOINT DRIVE
PIN 4930270004
DOC. NO. 030033595
ZONED R1, LIMITED RESIDENTIAL

3217 SQ FT.
0.074 AC.

N/F
THE GORDON TRUST
LOT 7, SEC 7, KINGSPOINT
216 SOUTHPOINT DRIVE
PIN 4930270007
DOC. #010003406
ZONED R1, LIMITED RESIDENTIAL

N75°52'20"W 385.56'

10' TEMPORARY
CONSTRUCTION
EASEMENT

EX. 10' DRAINAGE EASEMENT
D.B. 169, PG. 475-478

36.54'

10.74'

S54°38'15"E
119.23'

S76°22'46"W 243.28'

IPF
(LEANING)

ELECT. TRANS.

N/F
ARTHUR W. SCHMIDT, JR. AND
ELIZABETH M. SCHMIDT
LOT 8, SEC 7, KINGSPOINT
218 SOUTHPOINT DRIVE
PIN 4930270008
D.B. 399, PG. 173
ZONED R1, LIMITED RESIDENTIAL

DENOTES AREA OF TEMPORARY CONSTRUCTION EASEMENT

*NOTES:
THE COUNTY OF JAMES CITY AND ITS AGENTS AND ASSIGNS ARE GRANTED A NONEXCLUSIVE RIGHT, BUT NOT RESPONSIBILITY, TO MAINTAIN THE PUBLIC DRAINAGE EASEMENT.

GRAPHIC SCALE
20' 0' 20' 40'
SCALE: 1" = 20'

1 Large/~~Small~~ Plat(s) Recorded herewith as # 140012550

NOTES:

1. BURIED UTILITIES HAVE NOT BEEN FIELD LOCATED.
2. PROPERTY LINES AS SHOWN WERE TAKEN FROM RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS AND ENCUMBRANCES OF RECORD.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
August 4, 2014
at 3:04 AM/PM, PB ____ PG ____
Document # 140012550
BETSY B. WOOLRIDGE, CLERK
Amy Storey, Dep. Clerk

Rev.	Date	Description	Revised By

THOMAS C. SUBLETT
Lic. No. 1886
10/22/13
LAND SURVEYOR

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

PUBLIC DRAINAGE EASEMENT TO BE DEDICATED
TO JAMES CITY COUNTY ON

LOT 6 AND LOT 7, SECTION 7

KINGSPOINT SUBDIVISION

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TSC
Project Number:	W10119-S-13
Scale: 1"=20'	Date: 10-22-13
Sheet Number	1