

160002134

CONSERVATION EASEMENT AREA OF EXCHANGE  
FOR  
**PARCEL 8**  
**JACOB'S INDUSTRIAL CENTER**

LOCATED IN THE  
STONEHOUSE MAGISTERIAL DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: 12-07-2015 LRI JOB #15-124  
SHEET 1 OF 1

| CONSERVATION EASEMENT LINE TABLE |               |          |
|----------------------------------|---------------|----------|
| LINE                             | BEARING       | DISTANCE |
| L1                               | S 15°25'49" E | 23.27'   |
| L2                               | S 03°15'00" E | 71.68'   |
| L3                               | N 59°41'51" E | 69.62'   |
| L4                               | S 87°47'35" E | 57.47'   |
| L5                               | S 05°56'33" W | 116.06'  |
| L6                               | S 58°43'55" W | 41.84'   |
| L7                               | N 53°51'15" W | 38.87'   |
| L8                               | S 56°54'54" W | 15.96'   |
| L9                               | S 14°25'11" E | 36.32'   |
| L10                              | S 24°32'49" E | 28.26'   |
| L11                              | S 38°56'30" W | 24.04'   |
| L12                              | S 54°34'22" W | 53.25'   |
| L13                              | N 75°28'10" W | 60.29'   |
| L14                              | S 83°24'13" W | 17.83'   |
| L15                              | N 65°52'11" W | 18.04'   |
| L16                              | S 05°05'44" W | 37.23'   |
| L17                              | S 49°21'52" E | 54.96'   |
| L18                              | S 11°25'59" E | 66.94'   |
| L19                              | N 80°35'44" E | 117.29'  |
| L20                              | S 25°47'06" E | 193.49'  |
| L21                              | S 76°54'48" W | 117.40'  |
| L22                              | S 22°06'18" W | 93.01'   |
| L23                              | S 17°00'53" W | 25.65'   |
| L24                              | S 41°26'04" W | 26.87'   |
| L25                              | S 15°08'10" E | 18.15'   |
| L26                              | S 88°02'09" E | 108.29'  |

RECORD MERIDIAN  
INST #140015322

PARCEL 10  
N/F  
TAYLOR BUILDING, LLC  
INST. #140010683  
TAX MAP #1240900010

CA BMP 2  
N/F  
GARNET JACOB'S INDUSTRIAL  
REAL ESTATE  
INST. #130009256  
TAX MAP #1240900001A

PARCEL 9  
N/F  
LITTLE TREE, LLC  
INST. #140009792  
TAX MAP #1240900009

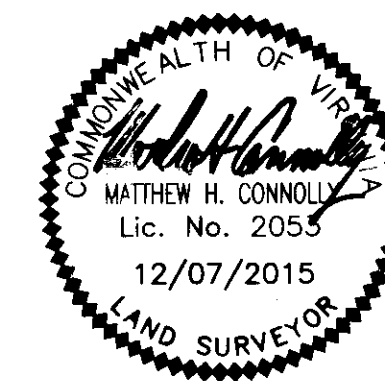
**PARCEL 8**  
511,562 S.F.  
11.74 AC.

PARCEL 7  
N/F  
190 PROPERTY, LLC  
INST. #140018254  
TAX MAP #1330900007

N/F  
BOCA LAND INVESTORS,  
LLC  
P.B. 73, PG. 100-102  
TAX MAP #1331100002B

N/F  
WELLINGTON ESTATES  
HOMEOWNER'S ASSOCIATION  
INST. #150020824  
TAX MAP #1331100002B

**LRI LANDTECH**  
**RESOURCES, INC.**  
ENGINEERING · SURVEYING · GPS  
3925 Midlands Road Williamsburg, VA 23188  
Ph: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

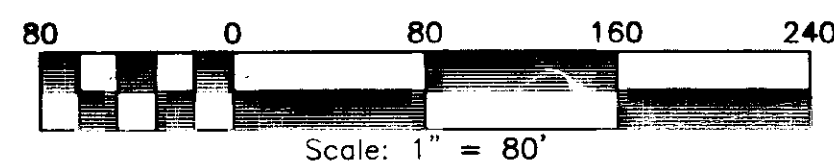


Large/Small Plat(s) Recorded  
herewith as # 160002134

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
2-8-2016  
at 2:16 AM/PM, PB PG  
Document # 160002134  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk

| PROPERTY LINE TABLE |               |          |
|---------------------|---------------|----------|
| LINE                | BEARING       | DISTANCE |
| PL1                 | N 09°01'54" E | 71.06'   |
| PL2                 | N 03°15'00" W | 111.11'  |
| PL3                 | N 15°25'49" W | 42.88'   |

| LOT CURVE DATA |        |         |         |               |             |
|----------------|--------|---------|---------|---------------|-------------|
| CURVE          | RADIUS | ARC     | CHORD   | CHORD BEARING | DELTA ANGLE |
| PC1            | 70.00' | 143.78' | 119.81' | N 56°52'49" W | 117°41'18"  |



JCC Subdivision Agent  
Approval Not Required  
CMS  
2/5/16

INDUSTRIAL BLVD.  
ROUTE 754  
VARIABLE WIDTH R/W  
(INSTRUMENT #070033149)

(365.71' FROM R/W TO EASEMENT)

N 88°02'09" W 813.03'

100' RPA  
BUFFER

AREA 1  
CONSERVATION  
EASEMENT HEREBY  
CREATED (6,310 S.F.)

JAMES CITY COUNTY  
CONSERVATION EASEMENT  
(DOC. #070033149)

AREA 2  
CONSERVATION  
EASEMENT HEREBY  
CREATED (745 S.F.)

CONSERVATION  
EASEMENT HEREBY  
VACATED (8,186 S.F.)

JAMES CITY COUNTY  
CONSERVATION EASEMENT  
(DOC. #070033149)

AREA 3  
CONSERVATION  
EASEMENT HEREBY  
CREATED (2,565 S.F.)

100' RPA  
BUFFER  
N 52°23'45" E 458.82'  
(19.81' FROM PROPERTY  
CORNER TO EASEMENT)

WETLANDS  
LIMITS OF  
WETLANDS

S 03°10'53" E  
205.52'

S 03°17'58" W 584.72'

S 20°02'29" E  
285.03'