

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

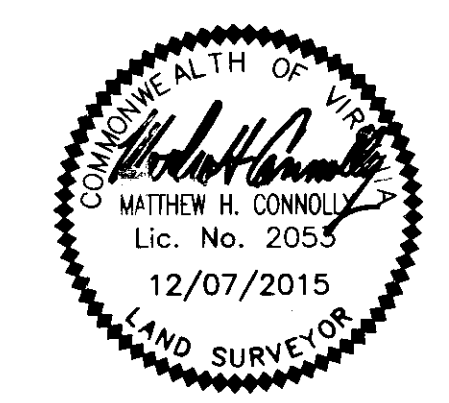
**PARCEL 8**  
511,562 S.F.  
11.74 AC.

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

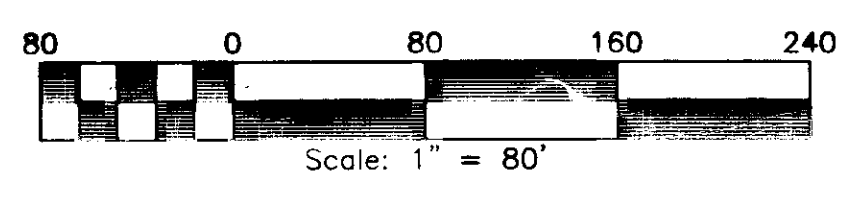


Large/Small Plat(s) Recorded  
herewith as # 160002134

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'  
LIMITS OF  
WETLANDS  
S 03°10'53" E 205.52'

S 03°17'58" W 584.72'

S 20°22'29" E 285.03'

N 68°58'34" E 142.46'

S 82°56'57" E 93.62'  
N 54°12'53" E 145.81'

N 22°04'47" E 362.69'

(19.81' FROM PROPERTY  
CORNER TO EASEMENT)