160004564

N 64°01'52" E 998.93'

UNITED STATES OF AMERICA
MAP# 4520100001
3503 CENTERVILLE RD.

COLONIAL NATIONAL HISTORIC PARK

S 09°58'51" W 328.55' (TIE)

S 07°43'41" E 28.47'

NAD83 - VSC (SOUTH ZONE)

N

C1 C2 C3

20' 10' 10' 10' 10'

UTILITY EASEMENT HEREBY DEDICATED TO JAMES CITY SERVICE AUTHORITY
7,757 SQ. FT.

4' 4'

N 63°53'11" E 19.99'

S 26°06'49" E 7.32'

S 26°06'49" E 52.67'

S 00°13'33" W 66.44'

S 25°50'12" W 23.09'

20'

EXISTING CANON COMMUNITY CENTER/ INSTITUTIONAL UNITS BUILDING

EXISTING 20' UTILITY EASEMENT
P.B. 62, PG. 12

S 26°01'24" E 2464.48'
TO JOHN TYLER HIGHWAY (ROUTE 5)

NPS MON.

OWNER'S CONSENT AND DEDICATION

THIS DEDICATION AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S).

TITLE: EVP / COO — DATE: 3-9-16

NOTARY

I, JOANNE M. VERHULST A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, CITY OF NEWPORT NEWS COUNTY, WHOSE COMMISSION WILL EXPIRE ON JUNE 30, 2016, DO HEREBY CERTIFY THAT WADED. BROUGHMAN WHOSE NAME IS SIGNED TO THE FOREGOING OWNER'S DEDICATION DATED 3/9/16 BEFORE ME IN MY STATE AND COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 9TH DAY OF MARCH 2016.

NOTARY PUBLIC

JOANNE MARY VERHULST
Notary Public
Commonwealth of Virginia
176359
My Commission Expires Jun 30, 2016

RIVERSIDE HEALTHCARE ASSOCIATION, INC.

MAP# 4520100013
D.B. 726, PG. 629
P.B. 62, PG. 12

3400 JOHN TYLER HIGHWAY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE OR BELIEF, THAT THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF EASEMENTS WITHIN THE COUNTY

COMMONWEALTH OF VIRGINIA
CRAIG S. MACAULAY
Lic. No. 3124
02/12/2016
LAND SURVEYOR

0 40 80
GRAPHIC SCALE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	370.92'	76.84'	N 88°12'18" E	76.70'	11°52'09"	38.56'
C2	165.09'	69.92'	N 74°54'21" W	69.39'	24°15'55"	35.49'
C3	97.91'	59.16'	N 40°57'00" W	58.27'	34°37'11"	30.52'

CLERK'S CERTIFICATE

STATE OF VIRGINIA, COUNTY OF JAMES CITY

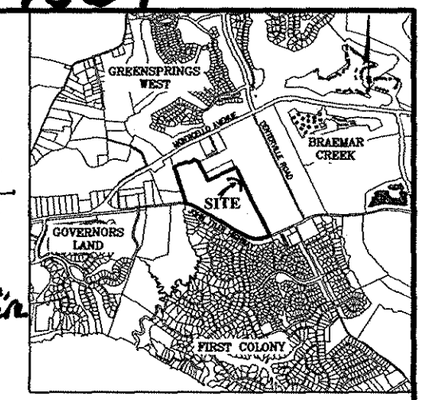
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 10 DAY OF March 2016. THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:47 am

TESTE: MONA A. FOLEY, CLERK — CLERK
Rebecca Carroll, Dep. Clerk

PLAT BOOK: ___ PAGE ___

Inst. # 160004564

1 Large/~~Small~~ Plat(s) Recorded herewith as # 160004564



VICINITY MAP

NOT TO SCALE

UNITED STATES OF AMERICA
MAP# 4520100002
3501 CENTERVILLE RD.

GREEN SPRING NATIONAL HISTORIC LANDMARK

NOTES

1. THE CENTERLINE LOCATION OF THE WATERLINE IN THE FIELD DETERMINES THE CENTERLINE OF EASEMENT.
2. 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 WITHIN THIS EASEMENT, FROM ANY CAUSE.
3. THIS PLAT IS BASED OFF A HORIZONTAL DATUM OF NAD83, VIRGINIA STATE COORDINATE SYSTEM SOUTH ZONE.

PLAT SHOWING
JCSA UTILITY EASEMENT
ON THE PROPERTY OF
RIVERSIDE HEALTHCARE ASSOCIATION, INC.
DB. 726, PG. 629
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

JCC Subdivision Agent Approval Not Required
10 March 2016

SCALE: 1" = 40'

DATE: FEBRUARY 12, 2016

REVISION

Bowman CONSULTING
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DWG: P:\009316 - Patriots Colony\009316-01-001 (SUR)\Survey\Plats\9316-B-RP-001 EASE.dwg | BY: CSM | CHK: CSM | QC:

BCG PROJECT NO: 9316-01-006 | TASK: 0001 | COUNTY REF NO: SP-0108-2015 | SHEET 1 OF 1

9316-B-RP-001