

COUNTY OF JAMES CITY
 TAX MAP NO.: 4720100001
 INSTR. #160014406
 #4900 JOHN TYLER HWY.

GIS PARCEL
 TAX MAP NO.:
 4720250008
 (SCALED FROM GIS)

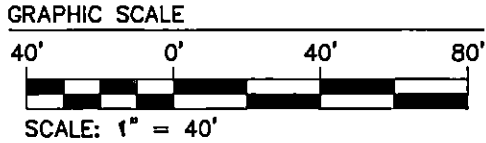
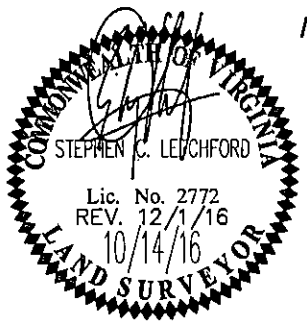
STEPHEN R. ROSE,
 A MARRIED MAN
 TAX MAP
 NO.: 4720250001
 INSTR. #110020073
 #142 COOLEY ROAD

ELIZABETH A THOMAS
 TAX MAP
 NO.: 3840900001
 INSTR. #100008082
 LOT 1
 #144 COOLEY ROAD

COOLEY DRIVE
 (60' R/W)
 PB. 30,
 PG. 24

52'± TO
 NORTH LINE OF
 DEERSPRING
 DRIVE
 22.88' (TIE)

COOLEY DRIVE
 (50' R/W)
 SHOWN ON
 DB. 120,
 PG. 428



GENERAL NOTES

- TOTAL AREA OF DRAINAGE EASEMENT DEDICATED=7,257 S.F.± OR 1.67 AC.±
 TOTAL AREA OF TEMPORARY CONSTRUCTION EASEMENT DEDICATED=15,878 S.F.± OR D.365 AC.±
- THIS PLAT IS COMPILED BASED UPON PUBLIC RECORDS AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT; OTHER THAN SHOWN, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS, AND/OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES.
- THE PURPOSE OF THIS PLAT IS FOR THE DEDICATION OF EASEMENTS.
- SEWER EASEMENTS SHOWN ARE APPROXIMATE LOCATION BASED ON FIELD LOCATION OF AS-BUILT SEWER LINES, WIDTH/TYPE OF EASEMENT ARE TAKEN FROM DEEDS & PLATS OF RECORD.
- SEE SHEET 2 FOR LINE/CURVE TABLES AND APPROXIMATE EASEMENT AREAS.

REVISED PER REVIEWER COMMENTS. SHEET 1 OF 2

**EASEMENT PLAT
 SHOWING
 VARIABLE WIDTH DRAINAGE EASEMENT
 & VARIABLE WIDTH TEMPORARY
 CONSTRUCTION EASEMENT DEDICATED TO
 JAMES CITY COUNTY ACROSS TAX MAP
 NUMBERS 4720250001, 3840900001 & 4720100001**
 JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA

Project Contacts: SCL/DAB Scale: 1"=40'
 Project Number: W10396-06 Date: 10/14/16



5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8884
 www.aesva.com

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3:\JOBS\W10396\6-Surveying\01-Cooley Road Stakeout\Survey\Plans\Plats\W10396 ESMT_PLAT.dwg, 12/1/2016 10:29:48 AM

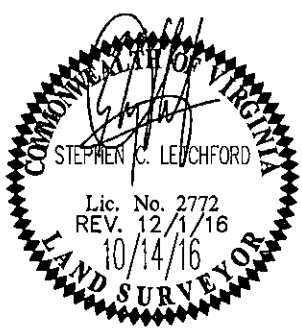
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°01'32"W	22.36'
L2	S45°01'01"W	11.20'
L3	S21°34'20"E	6.83'
L4	S25°26'02"E	3.65'
L5	S50°44'18"E	48.09'
L6	N69°33'27"E	18.93'
L7	S48°36'40"W	45.28'
L8	N28°44'48"W	49.60'
L9	N76°41'33"W	21.62'
L10	S68°08'39"W	28.34'
L11	S29°37'56"W	14.02'
L12	S76°20'49"W	34.79'
L13	N86°11'13"W	23.36'
L14	S73°49'41"W	58.46'
L15	S89°24'35"W	18.52'
L16	N40°30'33"W	8.91'
L17	S68°48'33"W	30.68'
L18	N5°07'56"W	13.94'

LINE TABLE		
LINE	BEARING	LENGTH
L19	N30°34'51"E	9.11'
L20	N29°41'40"E	42.51'
L21	N78°03'37"E	91.31'
L22	N69°00'25"E	9.93'
L23	S73°24'19"E	26.85'
L24	N81°34'58"E	3.78'
L25	N20°18'58"W	20.65'
L26	N52°12'48"E	67.11'
L27	S32°22'58"E	17.08'
L28	S53°15'12"W	15.05'
L29	S49°12'51"W	18.23'
L30	S38°07'08"W	16.29'
L31	S15°23'03"W	18.08'
L32	S30°07'05"W	19.17'
L33	S49°06'57"W	20.90'
L34	S68°45'30"W	20.63'
L35	N72°58'38"W	24.80'
L36	N53°48'12"W	14.82'

LINE TABLE		
LINE	BEARING	LENGTH
L37	S89°01'19"W	15.00'
L38	S51°28'38"W	20.99'
L39	S62°22'56"W	23.49'
L40	N82°18'52"W	20.59'
L41	S67°54'00"W	25.09'
L42	N2°17'26"W	7.27'
L43	N29°29'13"E	11.51'
L44	N65°03'18"E	32.37'
L45	N63°43'49"E	13.13'
L46	N59°53'18"E	42.65'
L47	N80°12'37"E	24.77'
L48	S73°16'51"E	29.28'
L49	N64°00'28"E	9.95'
L50	N52°00'47"E	11.80'
L51	N16°59'56"W	21.28'
L52	N49°30'46"E	23.85'
L53	N52°30'52"E	39.07'

EASEMENT AREA TABLE		
TAX MAP NO.	APPROXIMATE DRAINAGE EASEMENT AREA	APPROXIMATE TEMPORARY CONSTRUCTION EASEMENT AREA
3840900001	2,091 SQ.FT.	3,055 SQ.FT.
4720100001	3,349 SQ.FT.	6,708 SQ.FT.
4720250001	1,816 SQ.FT.	6,114 SQ.FT.



SHEET 2 OF 2

EASEMENT PLAT
SHOWING
VARIABLE WIDTH DRAINAGE EASEMENT
& VARIABLE WIDTH TEMPORARY
CONSTRUCTION EASEMENT DEDICATED TO
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