

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

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

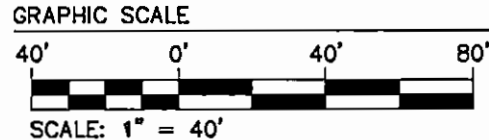
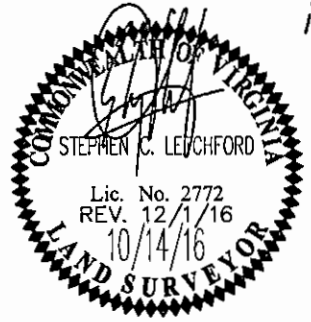
STEPHEN R. ROSE,
 A MARRIED MAN
 TAX MAP
 NO.: 4720250001
 INSTR. #110020073
 #142 COOLEY ROAD

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

1. TOTAL AREA OF DRAINAGE EASEMENT DEDICATED=7,257 S.F.± OR 1.67 AC.±
2. TOTAL AREA OF TEMPORARY CONSTRUCTION EASEMENT DEDICATED=15,878 S.F.± OR 0.365 AC.±
3. 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.
4. THE PURPOSE OF THIS PLAT IS FOR THE DEDICATION OF EASEMENTS.
5. 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.
6. 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
AES CONSULTING ENGINEERS	
5248 Oldie Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com	
Hampton Roads Central Virginia Middle Peninsula	

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