


- GENERAL NOTES**
- TOTAL AREA OF DRAINAGE EASEMENT DEDICATED=10,210 S.F.± OR 0.234 AC.±
TOTAL AREA OF TEMPORARY CONSTRUCTION EASEMENT DEDICATED=18,686 S.F.± OR 0.433 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.
 - DEED BOOK 159, PG. 706 SHOWS A PORTION OF SEWER EASEMENT ON TAX MAP NO. 4720250006, THE EASEMENT APPEARS TO MISALIGN WITH AS-BUILT SEWER LOCATION AND NOT SHOWN.
 - 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 4720270007B, 4720250007, 4720250006 & 4720270008	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) 220-8984 www.aesva.com
JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA		

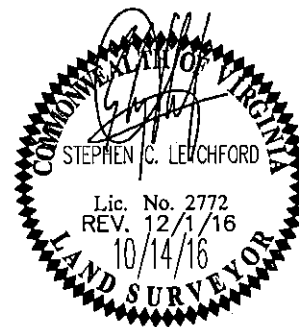
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CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	7°57'50"	935.82'	130.08'	65.14'	129.97'	S58°50'21"E

LINE TABLE		
LINE	BEARING	LENGTH
L54	S62°49'16"E	20.00'
L55	N62°49'16"W	100.00'
L56	N62°29'10"W	111.71'
L57	S39°15'22"W	24.58'
L58	S58°07'52"W	22.46'
L59	S18°29'17"E	30.11'
L60	S55°53'21"W	54.63'
L61	N81°39'20"W	33.06'
L62	N67°35'01"W	15.60'
L63	S7°11'52"E	19.18'
L64	S75°18'37"W	14.94'
L65	N23°56'38"W	12.61'
L66	S88°48'04"W	21.69'
L67	N30°33'13"W	33.45'
L68	N47°05'57"E	24.14'
L69	N29°46'01"W	15.86'
L70	N66°39'29"E	49.93'

LINE TABLE		
LINE	BEARING	LENGTH
L71	N85°08'59"E	27.23'
L72	N76°31'38"E	54.20'
L73	N34°31'36"E	30.63'
L74	N33°53'37"E	52.24'
L75	S33°42'24"W	10.63'
L76	S33°13'22"W	35.69'
L77	S41°19'18"E	2.32'
L78	N32°25'52"E	7.89'
L79	N55°33'08"E	18.81'
L80	N59°42'04"E	25.82'
L81	S39°18'32"W	24.08'
L82	S59°29'41"W	23.09'
L83	S46°25'02"W	13.86'
L84	S51°25'52"W	16.92'
L85	S64°17'43"W	11.28'
L86	S77°02'43"W	50.46'
L87	S62°15'09"W	13.56'

LINE TABLE		
LINE	BEARING	LENGTH
L88	S76°37'54"W	30.94'
L89	S83°39'46"W	22.87'
L90	S75°43'01"W	30.93'
L91	S63°36'47"W	35.34'
L92	N29°43'19"W	19.20'
L93	N37°51'16"E	21.17'
L94	N31°07'11"W	13.48'
L95	N65°49'11"E	45.85'
L98	N84°33'29"E	44.22'
L97	N64°44'46"E	9.47'
L98	N75°27'37"E	20.46'
L99	N77°26'57"E	19.61'
L100	N79°09'52"E	41.68'
L101	N29°18'05"E	9.27'
L102	N59°26'55"E	46.60'



EASEMENT AREA TABLE		
TAX MAP NO.	APPROXIMATE DRAINAGE EASEMENT AREA	APPROXIMATE TEMPORARY CONSTRUCTION EASEMENT AREA
4720250006	371 SQ.FT.	660 SQ.FT.
4720270008	169 SQ.FT.	1026 SQ.FT.
472025007	9,669 SQ.FT.	17,112 SQ.FT.
4720270007B	0 SQ.FT.	5 SQ.FT.

SHEET 2 OF 2

EASEMENT PLAT
SHOWING
VARIABLE WIDTH DRAINAGE EASEMENT
& VARIABLE WIDTH TEMPORARY CONSTRUCTION
EASEMENT DEDICATED TO JAMES CITY COUNTY
ACROSS TAX MAP NUMBERS 4720270007B,
4720250007, 4720250006 & 4720270008
JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA

Project Contacts: SCL/DAB Scale: 1"=40'
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