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NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS AFFECTING THE SUBJECT PROPERTY.
2. PROPERTY LINES AND EXISTING EASEMENT LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON A COMPILATION OF RECORDED PLATS BEST FIT TO PROPERTY CORNERS FOUND. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PROPERTIES SHOWN.
3. PHYSICAL IMPROVEMENTS NOT SHOWN.



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 84°39'43" W	42.65'	L12	N 75°46'50" W	24.25'
L2	N 17°56'44" W	17.42'	L13	S 35°02'40" W	23.37'
L3	N 18°45'55" E	19.80'	L14	S 00°53'48" W	16.76'
L4	N 28°21'17" E	16.69'	L15	S 87°35'14" E	40.24'
L5	N 35°35'26" E	26.18'	L16	S 09°04'09" E	43.58'
L6	N 42°04'09" E	26.38'	L17	N 87°55'56" E	13.66'
L7	N 56°32'32" E	16.57'	L18	N 60°50'30" E	16.49'
L8	N 34°46'21" E	17.74'	L19	N 50°44'08" E	20.64'
L9	N 14°45'49" E	53.14'	L20	N 31°21'08" E	9.77'
L10	N 11°48'20" E	56.15'	L21	N 02°32'56" W	14.17'
L11	N 03°41'30" E	25.86'	L22	S 77°47'11" W	42.34'

EXISTING
10' SANITARY
SEWER EASEMENT
(P.B. 80, PG. 55)

EXISTING 20' SANITARY
SEWER EASEMENT
(P.B. 38, PG. 82)

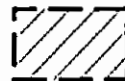
EXISTING 15'
DRAINAGE &
MAINTENANCE
EASEMENT
(P.B. 45, PG. 83)

EXISTING 10'
WATERLINE
EASEMENT
(P.B. 45, PG. 83)

DATE: 05/17/16
SCALE: 1"=40'
JOB# 16-218
CAD File
16-218.dwg

**COLONY
POINT RD.**
(50' RW)

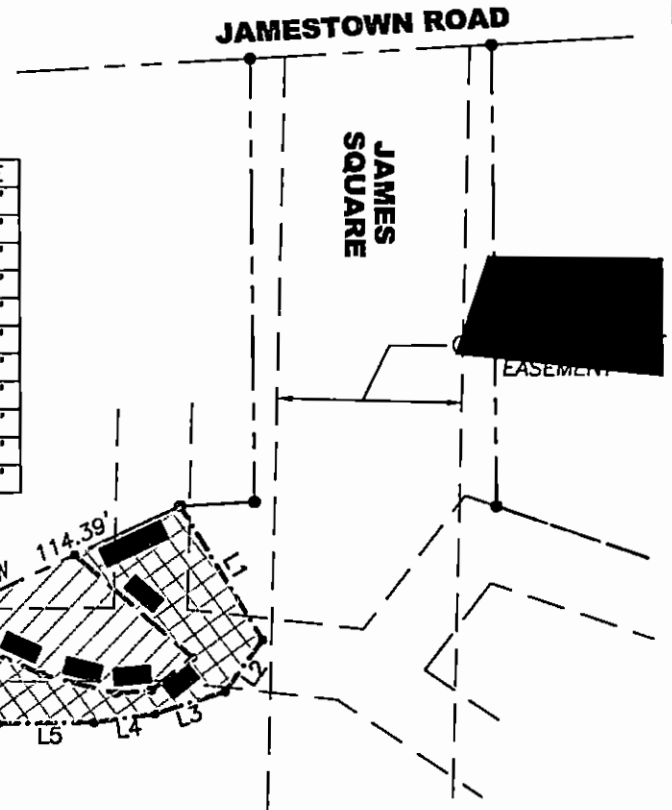
**JAMES SQUARE
SECTION I
PROPERTY OF
JAMES SQUARE HOMEOWNERS
ASSOC., INC.**
P.B. 39, PG. 87
PARCEL ID: 4811400001A



PERMANENT
DRAINAGE
3,917 S.F.



TEMPORARY
CONSTRUCTION
EASEMENT
7,880 S.F.



PLAT SHOWING EASEMENTS TO BE GRANTED TO
JAMES CITY COUNTY
FROM
JAMES SQUARE HOMEOWNERS ASSOC., INC.
JAMES CITY COUNTY VIRGINIA

LandTech Resources, Inc.
ENGINEERING & SURVEYING CONSULTANTS
3925 Midlands Road, Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com