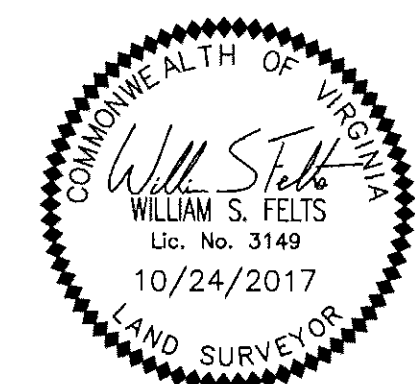


LINE	BEARING	DISTANCE
L1	S 15°25'49" E	23.27'
L2	S 03°15'00" E	47.65'
L3	N 59°41'51" E	64.93'
L4	S 87°47'35" E	64.55'
L5	S 04°26'55" E	21.42'
L6	S 05°56'33" W	116.06'
L7	S 54°51'16" W	59.53'
L8	N 27°11'40" W	35.99'
L9	S 49°49'38" W	34.28'
L10	S 57°43'00" W	54.82'
L11	S 66°32'31" W	29.74'
L12	S 67°28'53" W	30.85'
L13	S 40°37'54" W	26.61'
L14	S 05°05'44" W	37.23'
L15	S 49°21'52" E	54.96'
L16	S 11°25'59" E	66.94'
L17	N 80°35'44" E	117.29'
L18	S 25°47'06" E	143.89'
L19	N 76°54'48" E	7.77'
L20	S 41°22'34" E	58.01'
L21	S 21°21'47" E	33.50'
L22	S 50°55'55" W	7.70'
L23	S 25°47'06" E	3.78'
L24	S 76°54'48" W	58.01'
L25	S 36°19'26" W	184.99'
L26	N 86°54'21" W	7.39'
L27	S 15°08'10" E	13.64'



CONSERVATION EASEMENT AREA OF EXCHANGE
FOR
PARCEL 8A & 8B
JACOB'S INDUSTRIAL CENTER
LOCATED IN THE
STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 10-24-2017 LRI JOB #15-124
SHEET 1 OF 1

LRI LANDTECH RESOURCES, INC.
ENGINEERING . SURVEYING . GPS
3925 Midlands Road Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



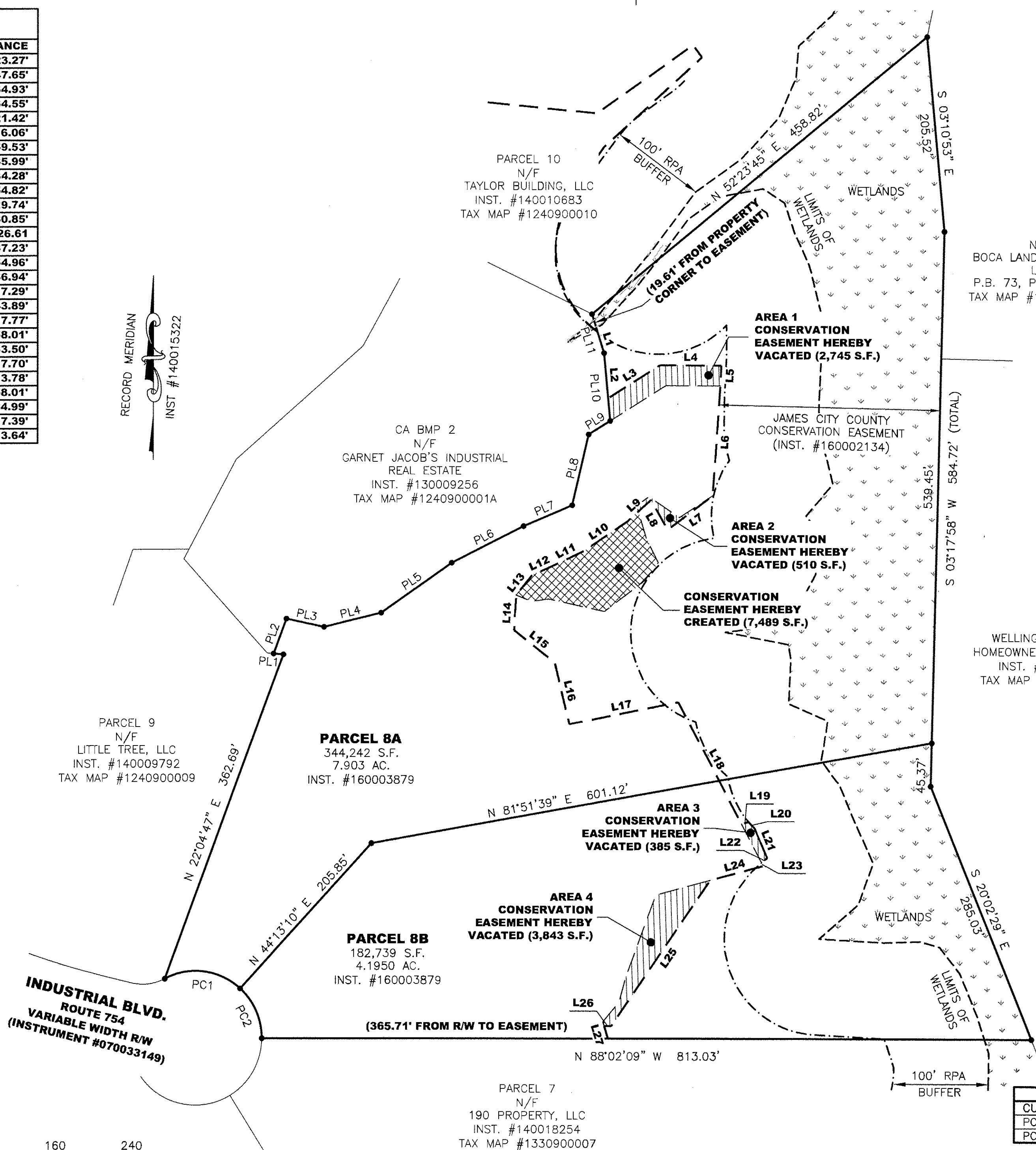
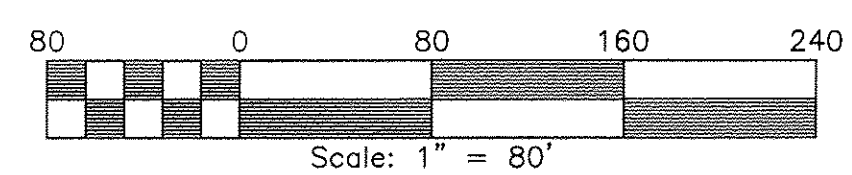
Large/Small Plat(s) Recorded herewith as # 170021627

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
11-17-2017
at 9:50 AM, PG
Document # 170021627
MONA A. FOLEY, CLERK
Elizabeth O'Connor DC, Clerk

LINE	BEARING	DISTANCE
PL1	N 82°56'57" W	10.35'
PL2	N 22°04'47" E	39.28'
PL3	S 75°47'34" E	40.62'
PL4	N 77°58'26" E	62.19'
PL5	N 56°39'15" E	91.25'
PL6	N 65°05'02" E	85.05'
PL7	N 68°47'17" E	55.73'
PL8	N 15°03'00" E	76.70'
PL9	N 59°41'51" E	26.84'
PL10	N 03°15'00" W	71.68'
PL11	N 15°25'49" W	42.88'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
PC1	70.00'	85.45'	80.24'	N 80°45'09" W	69°56'37"
PC2	70.00'	58.33'	56.66'	N 21°54'30" W	47°44'41"

PARCEL	EXISTING AREA	NEW AREA	DIFFERENCE
8A	205,763 S.F. / 4.724 AC.	209,997 S.F. / 4.821 AC.	+4,234 S.F. / +0.097 AC.
8B	91,240 S.F. / 2.095 AC.	87,012 S.F. / 1.998 AC.	-4,228 S.F. / -0.097 AC.
TOTAL	397,003 S.F. / 6.818 AC.	397,009 S.F. / 6.818 AC.	+6 S.F. / 0.00 AC.



INDUSTRIAL BLVD.
ROUTE 754
VARIABLE WIDTH R/W
(INSTRUMENT #070033149)

PARCEL 8A
344,242 S.F.
7,903 AC.
INST. #160003879

PARCEL 8B
182,739 S.F.
4,1950 AC.
INST. #160003879

PARCEL 7
N/F
190 PROPERTY, LLC
INST. #140018254
TAX MAP #1330900007

PARCEL 10
N/F
TAYLOR BUILDING, LLC
INST. #140010683
TAX MAP #1240900010

CA BMP 2
N/F
GARNET JACOB'S INDUSTRIAL
REAL ESTATE
INST. #130009256
TAX MAP #1240900001A

N/F
BOCA LAND INVESTORS,
LLC
P.B. 73, PG. 100-102
TAX MAP #1331100002B

N/F
WELLINGTON ESTATES
HOMEOWNER'S ASSOCIATION
INST. #150020824
TAX MAP #1331100002B

AREA 1
CONSERVATION
EASEMENT HEREBY
VACATED (2,745 S.F.)

AREA 2
CONSERVATION
EASEMENT HEREBY
VACATED (510 S.F.)

CONSERVATION
EASEMENT HEREBY
CREATED (7,489 S.F.)

AREA 3
CONSERVATION
EASEMENT HEREBY
VACATED (385 S.F.)

AREA 4
CONSERVATION
EASEMENT HEREBY
VACATED (3,843 S.F.)

S 03°10'53" E
205.52'
S 03°17'58" W 584.72' (TOTAL)
539.45'
45.37'
285.03' E
S 20°22'29" E
200.29'

N 88°02'09" W 813.03'

N 81°51'39" E 601.12'

N 22°04'47" E 362.69'

N 44°13'10" E 205.85'

(365.71' FROM R/W TO EASEMENT)

100' RPA
BUFFER

100' RPA
BUFFER

(19.61' FROM PROPERTY
CORNER TO EASEMENT)

LIMITS OF
WETLANDS

LIMITS OF
WETLANDS

LIMITS OF
WETLANDS

LIMITS OF
WETLANDS

JAMES CITY COUNTY
CONSERVATION EASEMENT
(INST. #160002134)

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