

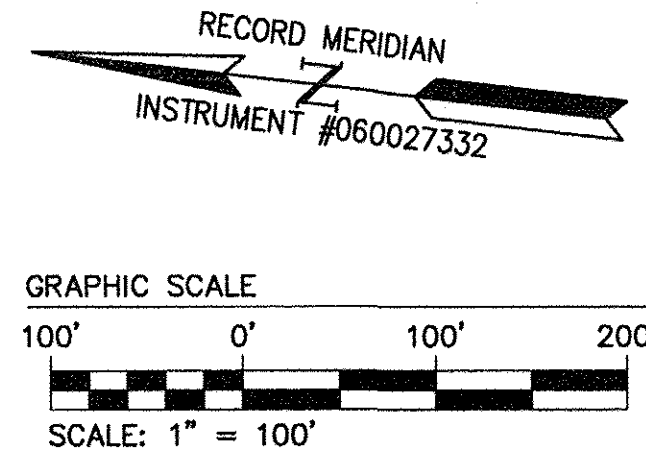
180016033

SEE SHEET 3
 10' VDOT DEDICATION #3
 41,538 S.F.
 0.954 ACRES

FIRE TOWER ROAD
 STATE ROUTE #634
 EX. 30' R/W

FIRE TOWER ROAD
 STATE ROUTE #634
 EX. VARIABLE WIDTH R/W
 PLAT BOOK 66, PAGE 69

NOW OR FORMERLY
 DONALD A. HAZELWOOD
 PARCEL ID: 0420100018
 D.B. 665, PG. 187
 INSTR. #970008522
 P.B. 66, PG. 69
 PARCEL #2
 INSTR. #090004792



- LEGEND**
- IRF_o IRON ROD FOUND
 - IPF_o IRON PIPE FOUND
 - IRS_o IRON ROD SET
 - RIGHT-OF-WAY POINT
 - UTILITY POLE
 - ⊕ BORE HOLE
 - OHU OVERHEAD UTILITY LINE
 - RPA RESOURCE PROTECTION AREA
 - SURVEY TIE LINE ONLY
 - - - RIGHT-OF-WAY LINE
 - _____ PROPERTY LINE

NOW OR FORMERLY
 DONALD A. HAZELWOOD
 PARCEL ID: 0420100020
 D.B. 344, PG. 341
 PARCEL #3
 INSTR. #090004792

NOW OR FORMERLY
 SHARON R. SELTZER
 PARCEL ID: 0420100019
 INSTR. #170024809

NOW OR FORMERLY
 DONALD A. HAZELWOOD
 PARCEL ID: 0440100001
 D.B. 344, PG. 345
 PARCEL #1
 INSTR. #090004792

REMAINING PROPERTY
 OF NICELAND FARM, LLC
 8,607,767 S.F.±
 197.607 ACRES±
 (SEE SHEET 5 OF 5)

10' VDOT DEDICATION #3
 41,538 S.F.
 0.954 ACRES

FIRE TOWER ROAD
 STATE ROUTE #634
 EX. 30' R/W
 INSTR. #090004792

FIRE TOWER ROAD
 STATE ROUTE #634
 EX. 50' R/W

EXISTING 30' R/W LINE TAKEN FROM
 INSTRUMENT #060027332, REFER TO
 THE PLAT FOR METES AND BOUNDS

SEE SHEET 5 OF 5 FOR
 REMAINING PROPERTY

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	0°04'15"	702.67'	0.87'	0.43'	0.87'	N39°35'41"E
C2	12°23'59"	475.00'	102.80'	51.60'	102.60'	N45°45'32"E
C3	10°17'43"	725.00'	130.27'	65.31'	130.10'	N46°48'40"E
C4	5°20'11"	305.18'	28.42'	14.22'	28.41'	N44°19'54"E
C5	19°34'43"	425.00'	145.23'	73.33'	144.52'	N30°53'53"E
C6	8°15'10"	425.00'	61.22'	30.66'	61.16'	N16°58'56"E
C7	8°42'33"	775.00'	117.80'	59.01'	117.69'	N17°12'37"E
C8	1°30'06"	4212.94'	110.41'	55.21'	110.41'	N20°48'51"E
C9	2°50'13"	4212.94'	208.59'	104.32'	208.57'	N18°38'42"E
C10	10°51'21"	525.00'	99.47'	49.89'	99.32'	N11°47'54"E
C11	14°18'11"	275.00'	68.65'	34.50'	68.47'	N13°31'19"E
C12	36°38'49"	162.00'	103.62'	53.65'	101.86'	N38°59'49"E
C13	36°38'49"	212.00'	135.60'	70.21'	133.30'	S38°59'49"W
C14	14°18'11"	325.00'	81.13'	40.78'	80.92'	S13°31'19"W
C15	10°51'21"	475.00'	90.00'	45.13'	89.86'	S11°47'54"W
C16	4°20'19"	4162.94'	315.22'	157.69'	315.15'	S19°23'44"W
C17	8°42'33"	825.00'	125.40'	62.82'	125.28'	S17°12'37"W
C18	27°49'53"	375.00'	182.16'	92.91'	180.37'	S26°46'18"W
C19	22°41'04"	275.00'	108.88'	55.16'	108.17'	S52°01'46"W
C20	21°42'29"	355.18'	134.57'	68.10'	133.76'	S52°31'04"W
C21	10°17'43"	675.00'	121.29'	60.81'	121.12'	S46°48'40"W
C22	12°23'59"	525.00'	113.62'	57.03'	113.40'	S45°45'32"W
C23	13°42'56"	652.67'	156.24'	78.49'	155.86'	S46°25'01"W
C24	1°39'02"	5704.58'	164.33'	82.17'	164.32'	S54°06'00"W
C25	6°03'49"	635.60'	67.26'	33.66'	67.23'	S57°57'25"W
C26	36°13'11"	251.92'	159.25'	82.39'	156.61'	S42°52'45"W
C27	11°26'58"	422.49'	84.43'	42.35'	84.29'	S30°29'38"W
C28	25°20'41"	583.56'	258.13'	131.21'	256.03'	S23°32'48"W
C29	31°40'02"	400.00'	221.08'	113.44'	218.27'	S26°43'27"W
C30	15°30'00"	357.00'	96.58'	48.59'	96.28'	S50°18'28"W



REF: JCC CASE NO. S-0022-2018

PLAT OF SUBDIVISION
**PROPERTY OWNED BY
 NICELAND FARM, LLC**
 CREATING HEREON LOTS 1 THROUGH 4
 AND SHOWING REMAINING PROPERTY
 LOCATED ALONG STATE ROUTE 634 (FIRE TOWER ROAD)
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB
Project Number:	W10530-00
Scale:	1"=100'
Date:	05-02-2018
Sheet Number	4 of 5

5 Large Plats Recorded herewith as # 180016033

Rev.	Date	Description	Revised By

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 05-09-2018
 at 9:03 AM P.M. PG. 1
 Document # 180016033
 MONA A. FOLEY, CLERK
 Clerk