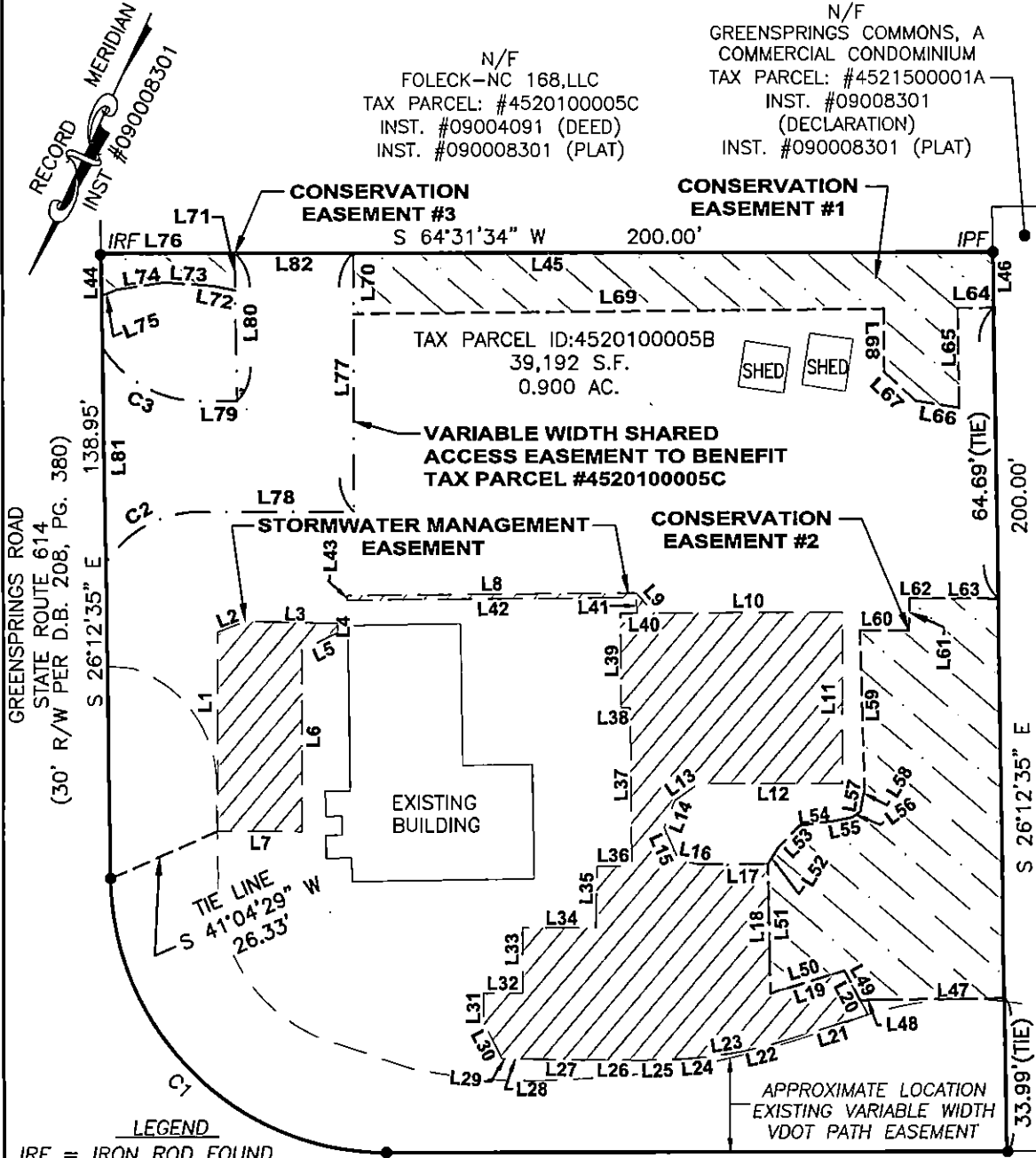


**GENERAL NOTES**

- 1) THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN D.B. 208, PG. 380.
- 2) CONSERVATION EASEMENT SHOWN HEREON HEREBY DEDICATED TO JAMES CITY COUNTY.
- 3) STORMWATER MANAGEMENT EASEMENTS SHOWN HEREON TO BE PRIVATE.



N/F  
 FOLECK-NC 168,LLC  
 TAX PARCEL: #4520100005C  
 INST. #09004091 (DEED)  
 INST. #090008301 (PLAT)

N/F  
 GREENSPRINGS COMMONS, A  
 COMMERCIAL CONDOMINIUM  
 TAX PARCEL: #4521500001A  
 INST. #09008301  
 (DECLARATION)  
 INST. #090008301 (PLAT)

GREENSPRINGS ROAD  
 STATE ROUTE 614  
 (30' R/W PER D.B. 208, PG. 380)

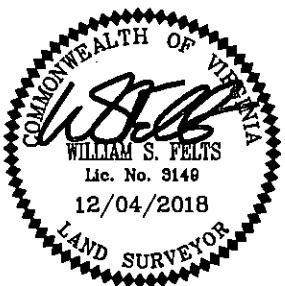
**LEGEND**  
 IRF = IRON ROD FOUND  
 IPF = IRON PIPE FOUND

ADDRESS: 3449 JOHN TYLER HIGHWAY  
 JAMES CITY COUNTY, VIRGINIA

JOHN TYLER HIGHWAY  
 STATE ROUTE 5  
 (50' R/W PER D.B. 208, PG. 380)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	96.40'	61.88'	89°15'27"	N 70°47'57" W	86.94'

SHEET 1 OF 2



REFERENCES:  
 D.B. 208, PG. 380

REVISED:  
 12/04/2018

DATE: 10/16/18  
 SCALE: 1"=30'  
 JOB# 17-494  
 CAD File  
 17-494.dwg

PLAT SHOWING CONSERVATION, STORMWATER  
 MANAGEMENT, SHARED ACCESS EASEMENTS  
 FOR  
 TAX PARCEL #4520100005B  
 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

STORMWATER MANAGEMENT  
EASEMENT

LINE	BEARING	DISTANCE
L1	S 25°23'59" E	44.23'
L2	S 43°42'26" W	6.65'
L3	S 65°48'33" W	20.72'
L4	N 25°27'28" W	2.06'
L5	N 38°47'01" E	8.98'
L6	N 25°24'42" W	40.33'
L7	N 64°59'42" E	18.86'
L8	S 64°06'31" W	64.90'
L9	N 66°29'27" W	5.99'
L10	S 64°17'31" W	42.14'
L11	N 25°20'42" W	38.10'
L12	N 64°39'18" E	32.11'
L13	N 29°24'54" E	6.54'
L14	N 03°39'20" W	6.48'
L15	N 49°33'59" W	8.03'
L16	S 75°10'42" W	4.52'
L17	S 64°32'32" W	15.47'
L18	N 26°25'10" W	28.73'
L19	S 47°41'04" W	17.32'
L20	N 53°19'48" W	11.12'
L21	N 47°25'21" E	21.98'
L22	N 50°59'03" E	7.15'
L23	N 55°26'19" E	6.85'
L24	N 59°59'12" E	7.46'
L25	N 63°14'16" E	8.99'
L26	N 64°56'55" E	11.40'
L27	N 65°34'15" E	14.69'
L28	N 64°32'32" E	3.71'
L29	N 69°54'33" E	1.07'
L30	S 52°30'46" E	9.02'
L31	S 25°27'28" E	6.49'
L32	S 64°32'32" W	8.82'
L33	S 25°22'12" E	14.48'
L34	S 64°32'32" W	16.37'
L35	S 23°42'31" E	13.69'
L36	S 64°32'32" W	7.66'
L37	S 25°47'06" E	35.21'
L38	N 64°12'54" E	2.02'
L39	S 25°47'06" E	20.98'
L40	S 64°17'31" W	3.59'
L41	S 25°42'29" E	3.51'
L42	N 64°08'01" E	64.91'
L43	S 25°34'29" E	1.00'

CONSERVATION  
EASEMENT

LINE	BEARING	DISTANCE
L44	S 26°12'35" E	9.42'
L45	S 64°31'34" W	200.00'
L46	N 26°12'35" W	12.44'
L47	N 64°06'53" E	27.14'
L48	N 62°34'14" E	5.07'
L49	S 53°19'48" E	7.52'
L50	N 47°41'04" E	17.32'
L51	S 26°25'10" E	28.73'
L52	S 07°03'32" W	4.17'
L53	S 18°21'22" W	6.93'
L54	S 56°37'26" W	8.00'
L55	S 53°55'12" W	3.93'
L56	S 29°49'54" W	2.27'
L57	S 14°51'40" E	3.96'
L58	S 05°48'36" W	0.43'
L59	S 26°53'32" E	36.05'
L60	S 64°50'27" W	10.96'
L61	S 24°47'38" E	7.15'
L62	S 65°12'22" W	3.33'
L63	S 64°47'57" W	16.50'
L64	N 64°04'41" E	8.01'
L65	S 26°10'11" E	22.20'
L66	N 73°56'39" E	9.91'
L67	N 72°47'06" W	9.50'
L68	S 25°56'04" E	14.01'
L69	N 64°04'41" E	118.86'
L70	S 25°27'28" E	57.49'
L71	N 26°20'42" W	8.30'
L72	N 75°57'33" E	5.22'
L73	N 68°26'12" E	11.01'
L74	N 56°07'47" E	10.48'
L75	N 43°20'12" E	3.79'
L76	N 64°31'34" E	29.99'
L77	N 25°27'28" W	57.53'
L78	N 64°32'32" E	35.05'
L79	N 63°50'23" E	6.78'
L80	N 26°20'42" W	32.85'
L81	S 26°12'35" E	48.03'
L82	S 64°31'34" W	26.69'

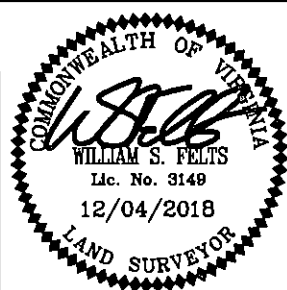
CONSERVATION EASEMENT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	24.63'	25.00'	56°26'21"	N 35°47'44" E	23.64'
C3	27.60'	26.41'	59°51'56"	N 88°14'00" W	26.36'

CONSERVATION EASEMENT AREAS

CONSERVATION EASEMENT #1	2,191 S.F.	0.050 AC.
CONSERVATION EASEMENT #2	3,412 S.F.	0.078 AC.
CONSERVATION EASEMENT #3	233 S.F.	0.005 AC.
<b>TOTAL AREA</b>	<b>5,836 S.F.</b>	<b>0.133 AC.</b>

SHEET 2 OF 2



REFERENCES:  
D.B. 208, PG. 380

REVISED:  
12/04/2018

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JOB# 17-494  
CAD File  
17-494.dwg

PLAT SHOWING CONSERVATION, STORMWATER  
MANAGEMENT, SHARED ACCESS EASEMENTS  
FOR

TAX PARCEL #4520100005B

JAMES CITY COUNTY

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