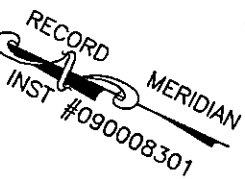


**GENERAL NOTES**

- 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)

NEW CONSERVATION  
 EASEMENT #1

9.24' (TIE)

56.68' (TIE)

S 64°31'34" W 200.00'

IRF

IPF

TAX PARCEL ID:4520100005B  
 39,192 S.F.  
 0.900 AC.  
 VARIABLE WIDTH SHARED  
 ACCESS EASEMENT TO BENEFIT  
 TAX PARCEL #4520100005C  
 (INST. #190000567)

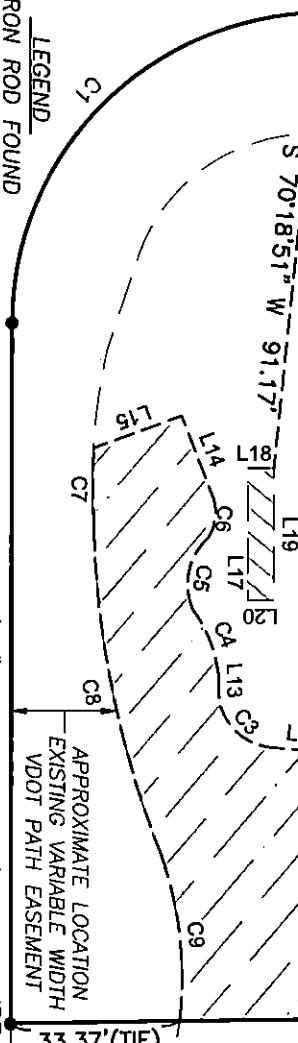
STORMWATER MANAGEMENT  
 EASEMENT

NEW CONSERVATION  
 EASEMENT #2

GREENSPRINGS ROAD  
 STATE ROUTE 614  
 (30' R/W PER D.B. 208, PG. 380)  
 S 26°12'35" E 138.95'

TIE LINE  
 S 09°24'22" W 68.95'

TIE LINE  
 S 70°18'51" W 91.17'



**LEGEND**

IRF = IRON ROD FOUND  
 IPF = IRON PIPE FOUND  
 ADDRESS:  
 3449 JOHN TYLER HIGHWAY  
 JAMES CITY COUNTY, VIRGINIA

S 64°31'34" W 138.95'  
 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 2 OF 3

**REFERENCES:**

D.B. 208, PG. 380

PLAT SHOWING REVISED CONSERVATION AND  
 STORMWATER MANAGEMENT EASEMENTS  
 FOR

TAX PARCEL #4520100005B

JAMES CITY COUNTY

VIRGINIA



DATE: 06/30/20  
 SCALE: 1"=30'  
 JOB# 17-494  
 CAD File  
 17-494.dwg

**LandTech Resources, Inc.**  
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