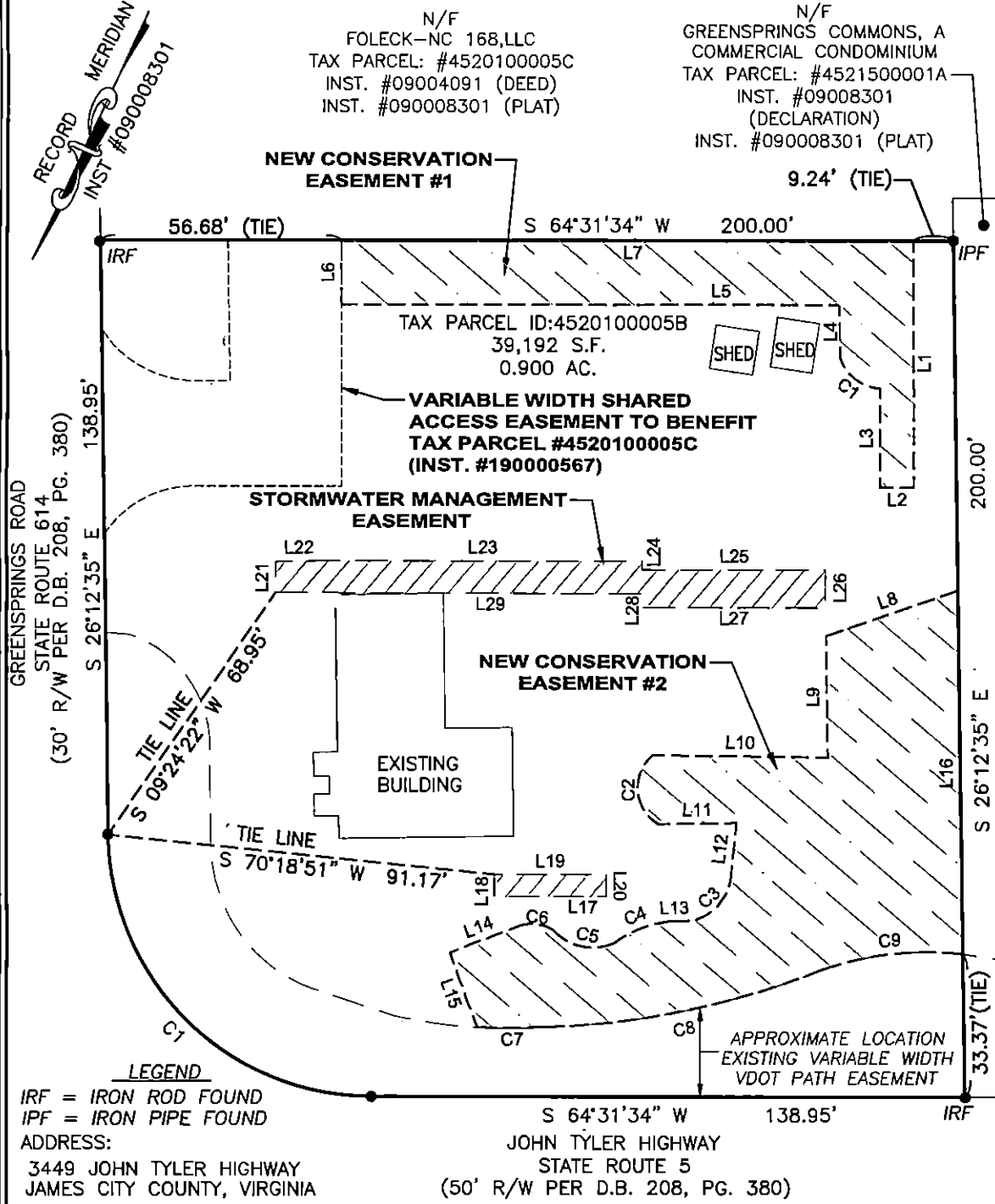


GENERAL NOTES

- 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.



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 2 OF 3



REFERENCES:
 D.B. 208, PG. 380

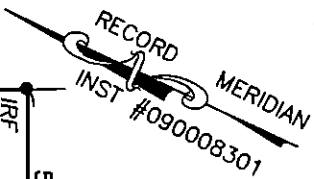
DATE: 06/30/20
 SCALE: 1"=30'
 JOB# 17-494
 CAD File
 17-494.dwg

PLAT SHOWING REVISED CONSERVATION AND STORMWATER MANAGEMENT EASEMENTS FOR TAX PARCEL #4520100005B JAMES CITY COUNTY VIRGINIA

LandTech Resources, Inc.
 Engineering & Surveying Consultants
 205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
 Telephone: 757-565-1677 Fax: 757-565-0782
 Web: landtechresources.com

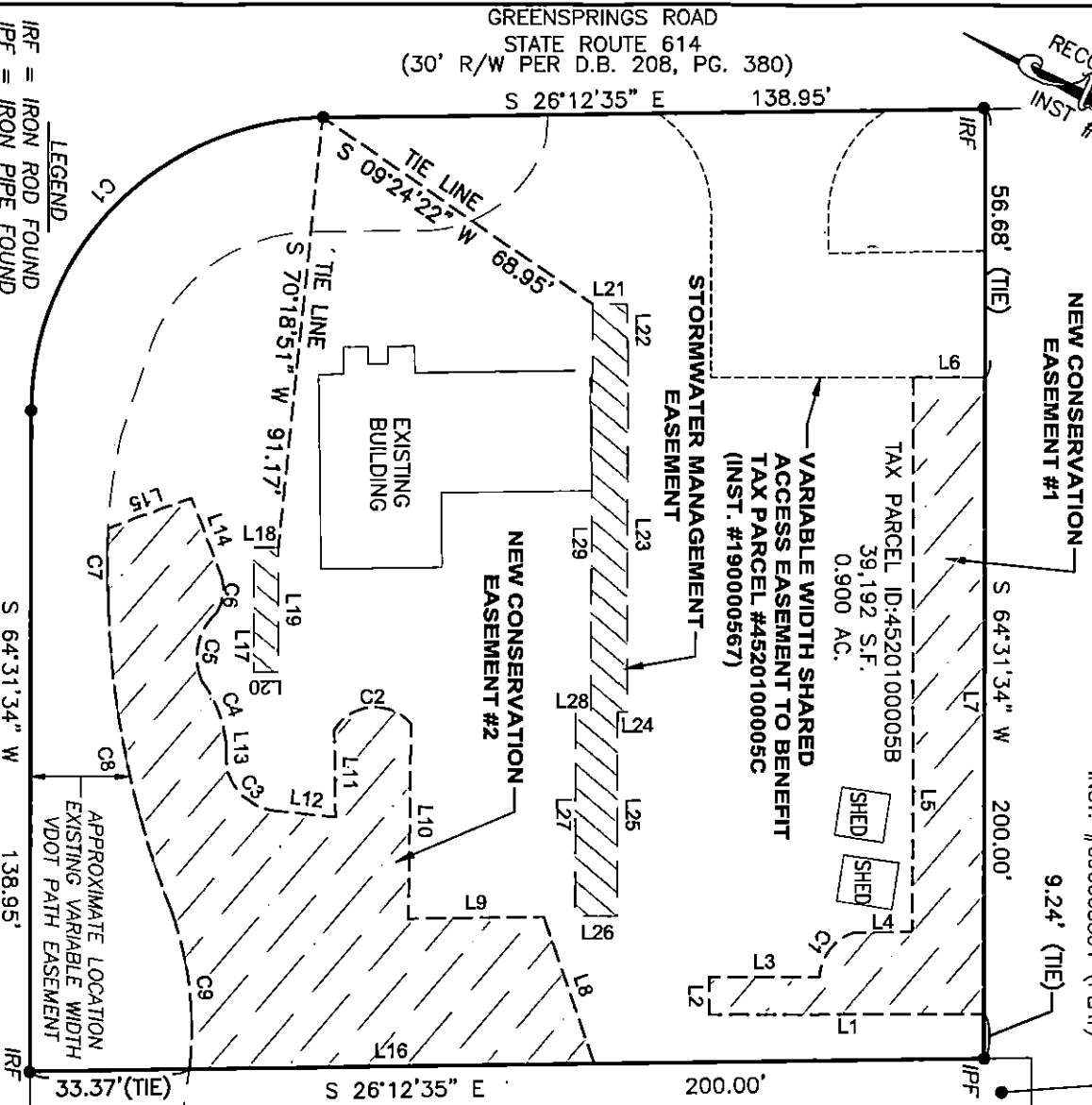
GENERAL NOTES

- 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)



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 2 OF 3

REFERENCES:
 D.B. 208, PG. 380

PLAT SHOWING REVISED CONSERVATION AND STORMWATER MANAGEMENT EASEMENTS FOR TAX PARCEL #4520100005B



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

JAMES CITY COUNTY VIRGINIA
LandTech Resources, Inc.
 Engineering & Surveying Consultants
 205 Bullfants Blvd., Suite E, Williamsburg, Virginia 23188
 Telephone: 757-565-1677 Fax: 757-565-0782
 Web: landtechresources.com

STORMWATER MANAGEMENT
EASEMENT

LINE	BEARING	DISTANCE
L17	S 64°32'32" W	26.14'
L18	N 25°27'28" W	5.08'
L19	S 64°32'32" W	26.14'
L20	N 25°27'28" W	5.08'
L21	S 25°27'28" E	7.19'
L22	S 63°07'04" W	11.12'
L23	N 64°32'32" E	74.87'
L24	N 25°27'28" W	1.98'
L25	S 64°32'32" W	42.97'
L26	S 25°27'28" E	8.85'
L27	S 64°32'32" W	43.06'
L28	S 25°27'28" E	3.18'
L29	S 64°39'55" W	85.90'

CONSERVATION
EASEMENT

LINE	BEARING	DISTANCE
L1	S 25°28'26" E	57.66'
L2	S 65°01'19" W	7.89'
L3	S 25°13'23" E	23.04'
L4	N 26°06'56" W	12.25'
L5	S 64°31'06" W	62.79'
L6	N 25°27'28" W	15.07'
L7	S 64°31'34" W	134.03'
L8	S 45°34'45" W	32.51'
L9	S 26°15'16" E	28.34'
L10	S 65°11'08" W	41.07'
L11	S 63°45'16" W	18.43'
L12	S 19°12'10" E	12.80'
L13	S 62°59'18" W	2.87'
L14	S 43°24'41" W	16.90'
L15	N 45°25'37" W	18.56'
L16	N 26°12'35" W	84.88'

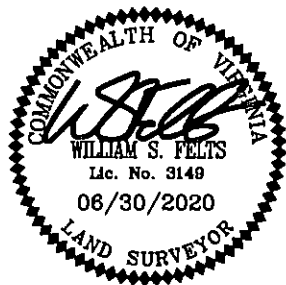
CONSERVATION
EASEMENT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	12.61'	10.76'	67°07'54"	N 77°49'41" W	11.90'
C2	18.85'	9.94'	108°37'47"	S 30°04'51" E	16.15'
C3	17.11'	11.50'	85°13'27"	S 23°24'33" W	15.58'
C4	13.81'	25.39'	31°09'24"	S 43°07'57" W	13.64'
C5	15.62'	12.54'	71°24'10"	S 76°07'51" W	14.63'
C6	8.79'	9.45'	53°18'06"	S 70°02'42" W	8.48'
C7	16.34'	283.75'	3°17'57"	S 64°13'28" W	16.34'
C8	66.14'	193.25'	19°36'37"	N 52°46'11" E	65.82'
C9	33.41'	73.69'	25°58'35"	N 58°08'04" E	33.12'

NEW CONSERVATION EASEMENT AREAS

CONSERVATION EASEMENT #1	2,514 S.F.	0.058 AC.
CONSERVATION EASEMENT #2	5,334 S.F.	0.122 AC.
TOTAL AREA	7,848 S.F.	0.180 AC.

SHEET 3 OF 3



REFERENCES:

D.B. 208, PG. 380

DATE: 06/30/20
SCALE: N/A
JOB# 17-494
CAD File
17-494.dwg

PLAT SHOWING REVISED CONSERVATION AND
STORMWATER MANAGEMENT EASEMENTS
FOR

TAX PARCEL #4520100005B

JAMES CITY COUNTY

VIRGINIA

LandTech Resources, Inc.

Engineering & Surveying Consultants

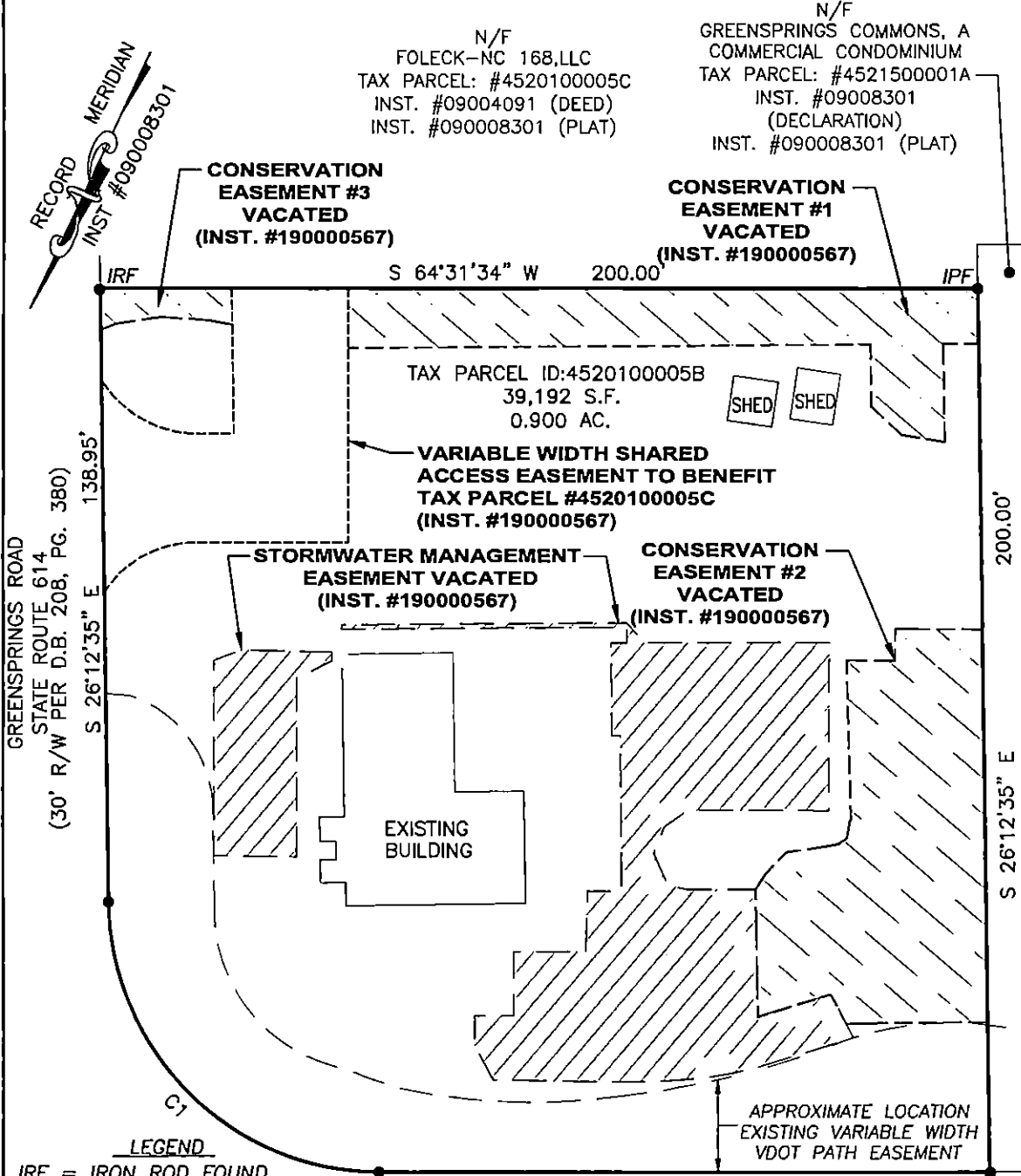
205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188

Telephone: 757-565-1677 Fax: 757-565-0782

Web: landtechresources.com

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.



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 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.
 Engineering & Surveying Consultants
 205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
 Telephone: 757-565-1677 Fax: 757-565-0782
 Web: landtechresources.com