

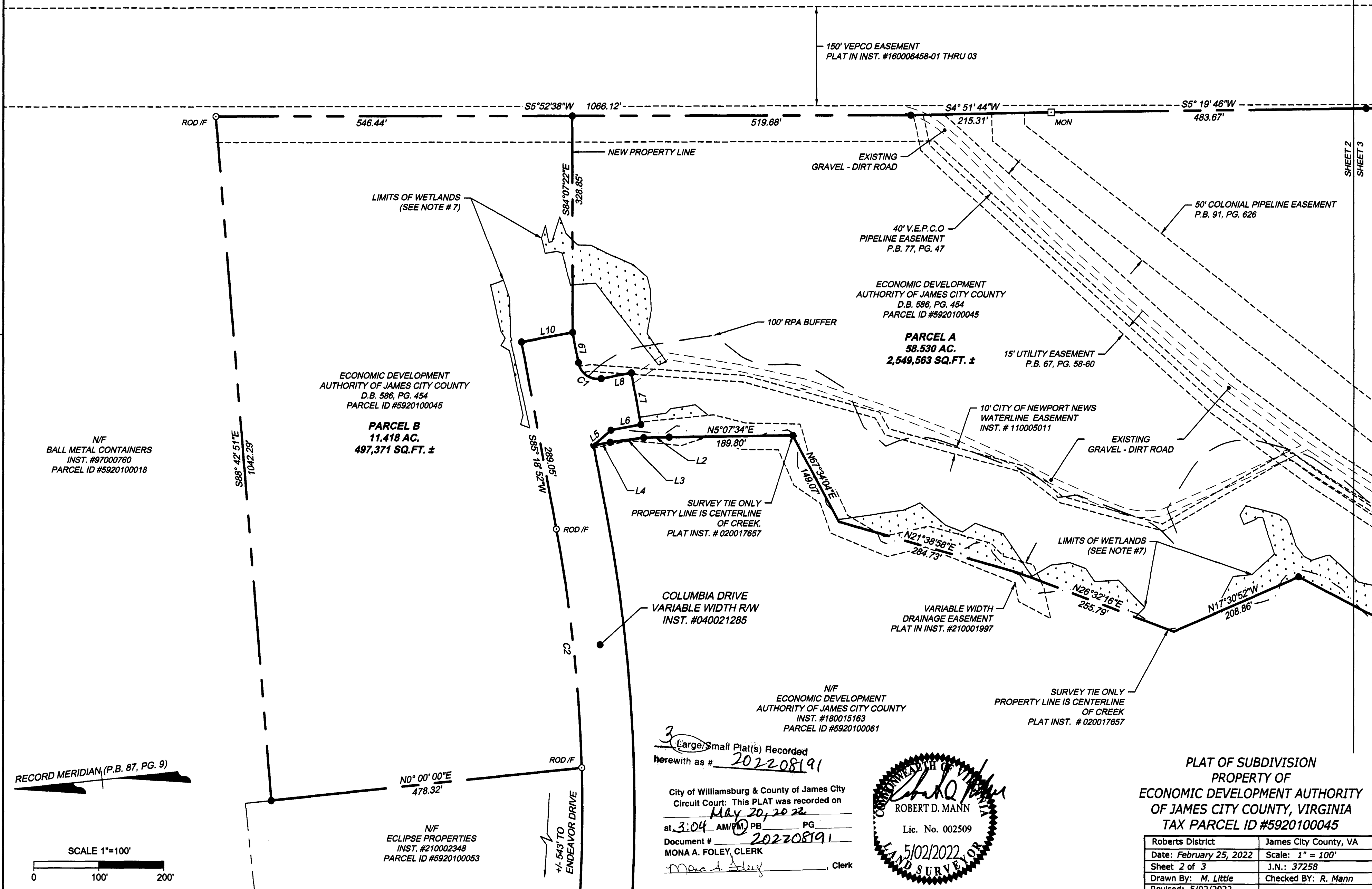
202208191

LINE	BEARING	LENGTH
L1	N48°21'00"W	90.97'
L2	N4°51'14"E	39.06'
L3	N1°41'47"W	52.04'
L4	N4°27'10"W	25.47'
L5	S34°57'03"E	34.73'
L6	S4°41'08"E	47.00'
L7	N85°18'52"E	80.00'
L8	N4°41'08"W	47.00'
L9	N85°18'52"E	47.00'
L10	N4°41'08"W	80.00'

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	30.00'	47.12'	30.00'	90°00'00"	N40°18'52"E	42.43'
C2	2319.98'	384.72'	182.73'	9°00'26"	S89°49'05"W	364.34'

PARCEL	ACRES	SQ. FT.
A	58.530	2,549,563
B	11.418	497,371
TOTAL	69.948	3,046,934

N/F
BASF CORPORATION
D.B. 456, PG. 624
PARCEL ID #5940100003



N/F
BALL METAL CONTAINERS
INST. #97000760
PARCEL ID #5920100018

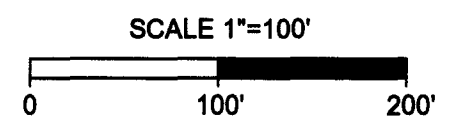
ECONOMIC DEVELOPMENT
AUTHORITY OF JAMES CITY COUNTY
D.B. 586, PG. 454
PARCEL ID #5920100045

PARCEL B
11.418 AC.
497,371 SQ.FT. ±

PARCEL A
58.530 AC.
2,549,563 SQ.FT. ±

N/F
ECONOMIC DEVELOPMENT
AUTHORITY OF JAMES CITY COUNTY
INST. #180015163
PARCEL ID #5920100061

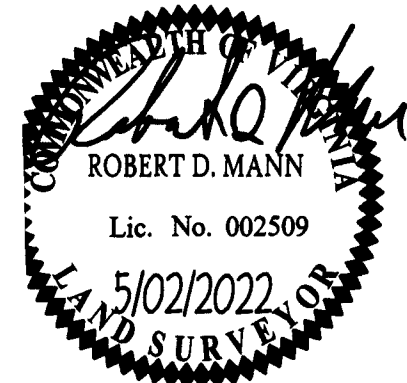
RECORD MERIDIAN (P.B. 87, PG. 9)



N/F
ECLIPSE PROPERTIES
INST. #210002348
PARCEL ID #5920100053

3 Large/Small Plat(s) Recorded
Herewith as # 202208191

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 20, 2022
at 3:04 AM/PM PB PG
Document # 202208191
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



PLAT OF SUBDIVISION
PROPERTY OF
ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY, VIRGINIA
TAX PARCEL ID #5920100045

Roberts District	James City County, VA
Date: February 25, 2022	Scale: 1" = 100'
Sheet 2 of 3	J.N.: 37258
Drawn By: M. Little	Checked By: R. Mann
Revised: 5/02/2022	

THIS DRAWING PREPARED AT THE
TIMMONS GROUP, INC. OFFICE
11832 Road Landings Drive, Suite 205, Newport News, VA 23606
TEL: 757.782.3041 www.timmons.com

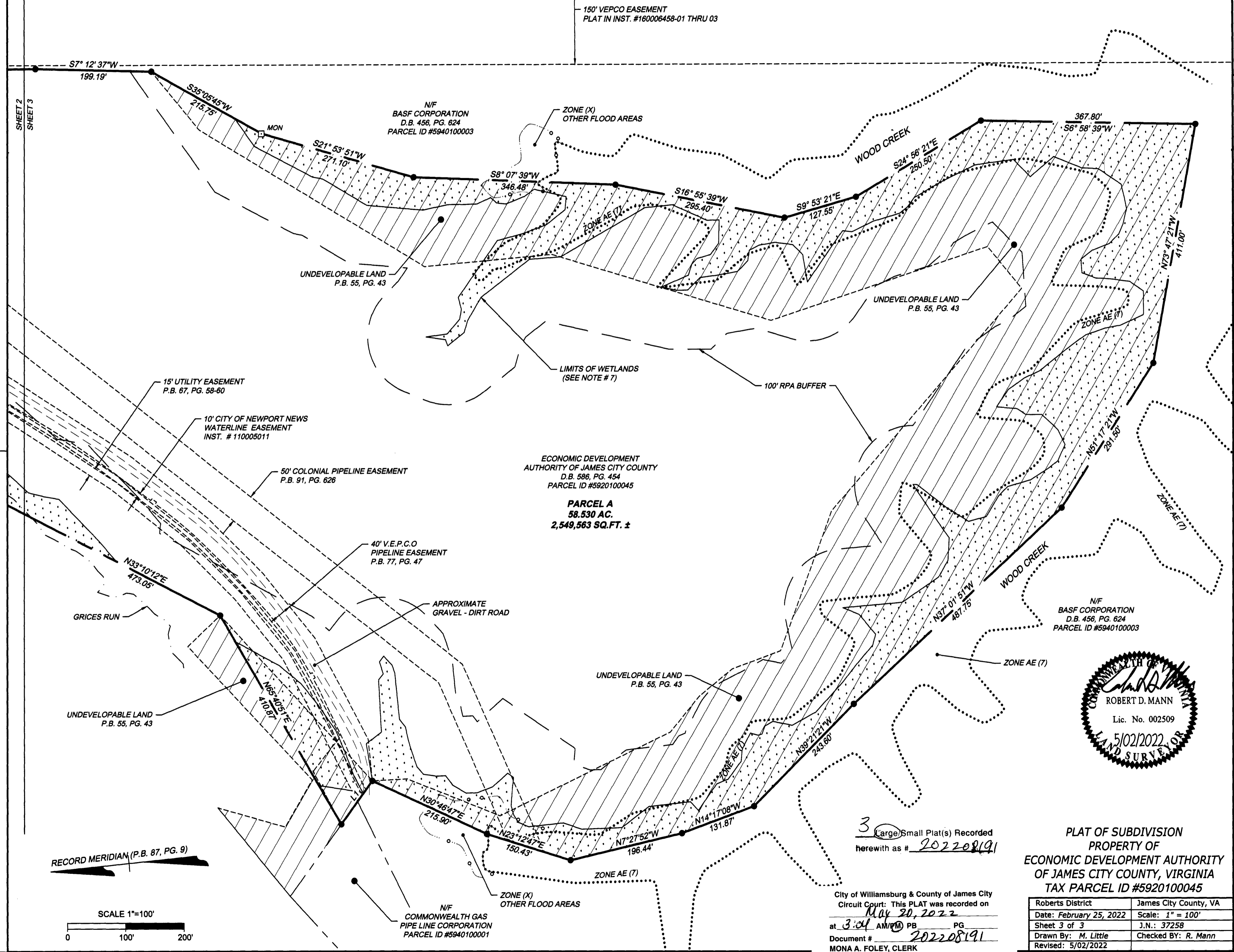
YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

Site Development Residential Infrastructure Technology

202208191

SHEET 2
SHEET 3



150' VEPCO EASEMENT
PLAT IN INST. #160006458-01 THRU 03

N/F
BASF CORPORATION
D.B. 456, PG. 624
PARCEL ID #5940100003

UNDEVELOPABLE LAND
P.B. 55, PG. 43

UNDEVELOPABLE LAND
P.B. 55, PG. 43

15' UTILITY EASEMENT
P.B. 67, PG. 58-60

10' CITY OF NEWPORT NEWS
WATERLINE EASEMENT
INST. # 110005011

50' COLONIAL PIPELINE EASEMENT
P.B. 91, PG. 626

40' V.E.P.C.O
PIPELINE EASEMENT
P.B. 77, PG. 47

ECONOMIC DEVELOPMENT
AUTHORITY OF JAMES CITY COUNTY
D.B. 586, PG. 454
PARCEL ID #5920100045

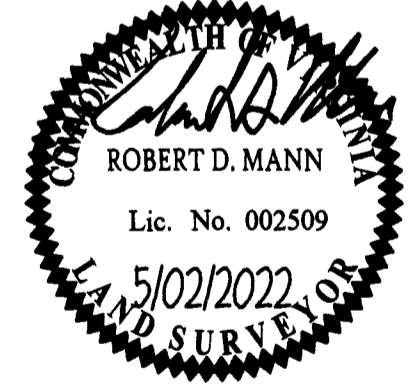
PARCEL A
58.530 AC.
2,549,563 SQ.FT. ±

APPROXIMATE
GRAVEL - DIRT ROAD

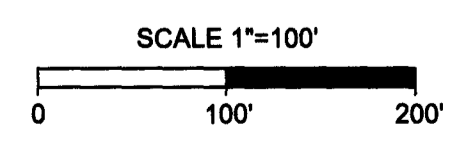
UNDEVELOPABLE LAND
P.B. 55, PG. 43

UNDEVELOPABLE LAND
P.B. 55, PG. 43

N/F
BASF CORPORATION
D.B. 456, PG. 624
PARCEL ID #5940100003



RECORD MERIDIAN (P.B. 87, PG. 9)



N/F
COMMONWEALTH GAS
PIPE LINE CORPORATION
PARCEL ID #5940100001

3 Large Small Plat(s) Recorded
herewith as # 202208191

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 20, 2022
at 3:04 AM/PM PG. PG
Document # 202208191
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

PLAT OF SUBDIVISION
PROPERTY OF
ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY, VIRGINIA
TAX PARCEL ID #5920100045

Roberts District	James City County, VA
Date: February 25, 2022	Scale: 1" = 100'
Sheet 3 of 3	J.N.: 37258
Drawn By: M. Little	Checked BY: R. Mann
Revised: 5/02/2022	

YOUR VISION ACHIEVED THROUGH OURS.
11832 Rock Landing Drive, Suite 305 | Newport News, VA 23606
TEL: 757.762.3041 | www.timmons.com

TIMMONS GROUP
Site Development Residential Infrastructure Technology