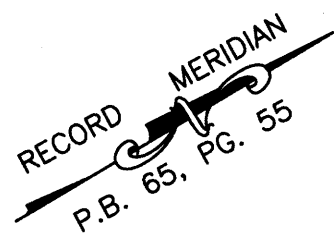
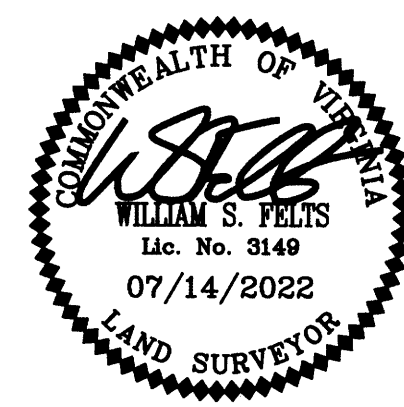


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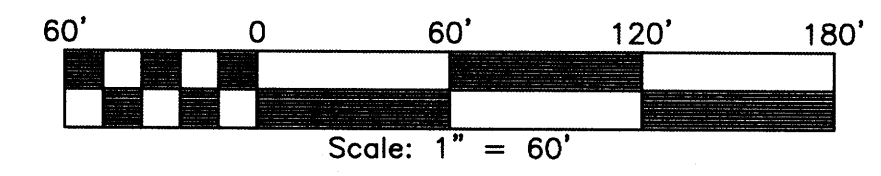


MINOR SUBDIVISION
STRAWBERRY PLAINS SUBDIVISION
LOTS 1 THROUGH 4
 JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA
 DATE: 07/14/2022 SCALE: 1"=60" JOB # 17-495

LandTech Resources, Inc.
 Engineering & Surveying Consultants
 205-E Bulifants Boulevard, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com



SHEET 2 OF 4
JCC-S-19-0071



PROPERTY INFORMATION

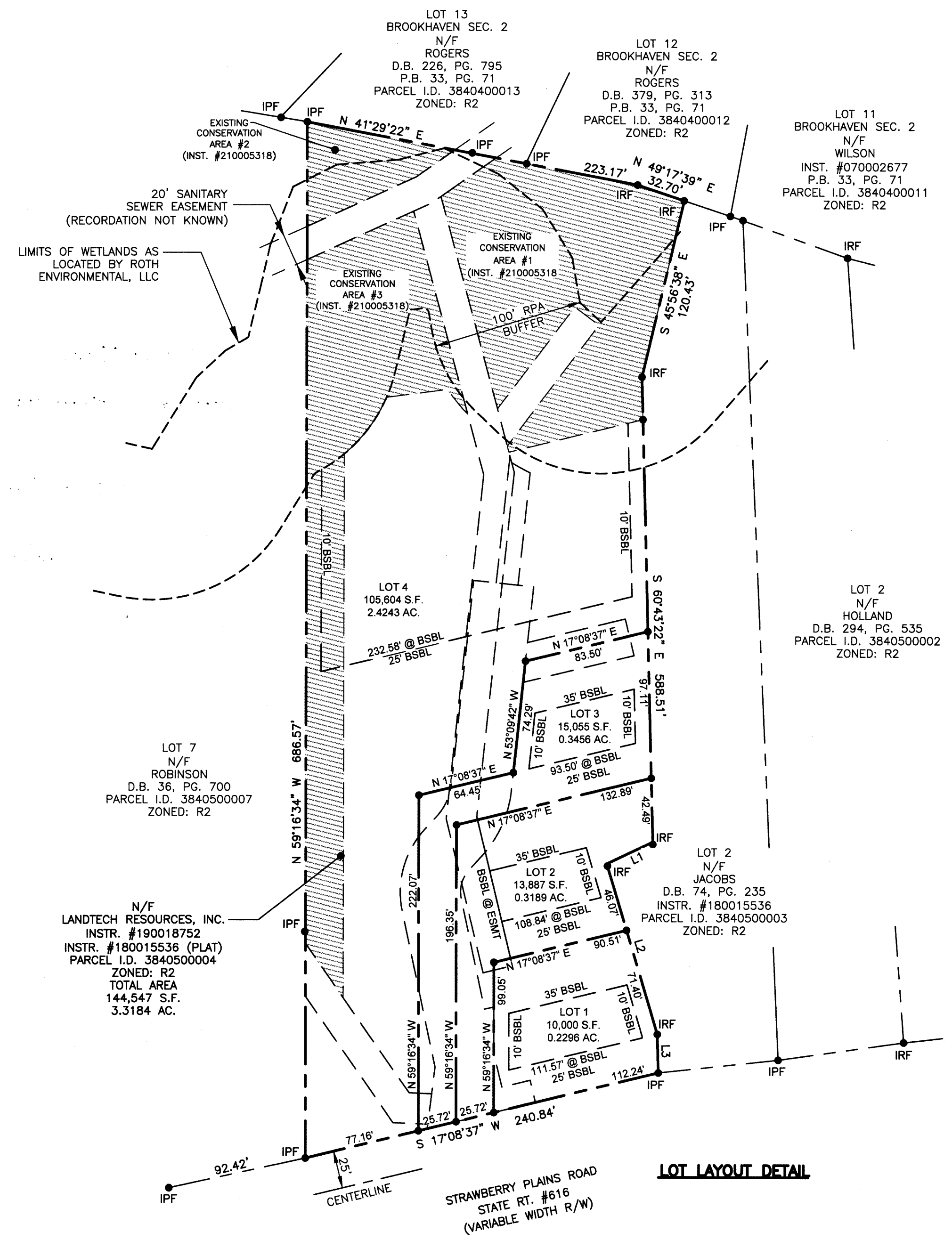
PIN: 3840500004
 ZONING DISTRICT: R2 (GENERAL RESIDENTIAL)
 PROPERTY ADDRESS:
 3877 STRAWBERRY PLAINS ROAD
 WILLIAMSBURG, VIRGINIA 23188

BUILDING SETBACK REQUIREMENTS

FRONT: 25'
 SIDE: 10'
 REAR: 35'

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PIN: 3840500004	144,547 S.F. / 3.3184 AC.	
LOT 1		10,000 S.F. / 0.2296 AC.
LOT 2		13,887 S.F. / 0.3189 AC.
LOT 3		15,055 S.F. / 0.3456 AC.
LOT 4		105,604 S.F. / 2.4243 AC.
TOTAL AREA	144,547 S.F. / 3.3184 AC.	144,547 S.F. / 3.3184 AC.



LOT LAYOUT DETAIL

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 9:35 AM PM: PB PG
 Document # 202215584
 MONA A. FOLEY, CLERK
 herewith as # 202215584

LEGEND

IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND

EXISTING LINE TABLE

LINE	BEARING	DISTANCE
L1	S 05°08'17" W	33.79'
L2	S 75°56'30" E	117.47'
L3	S 60°43'22" E	25.56'

202215584

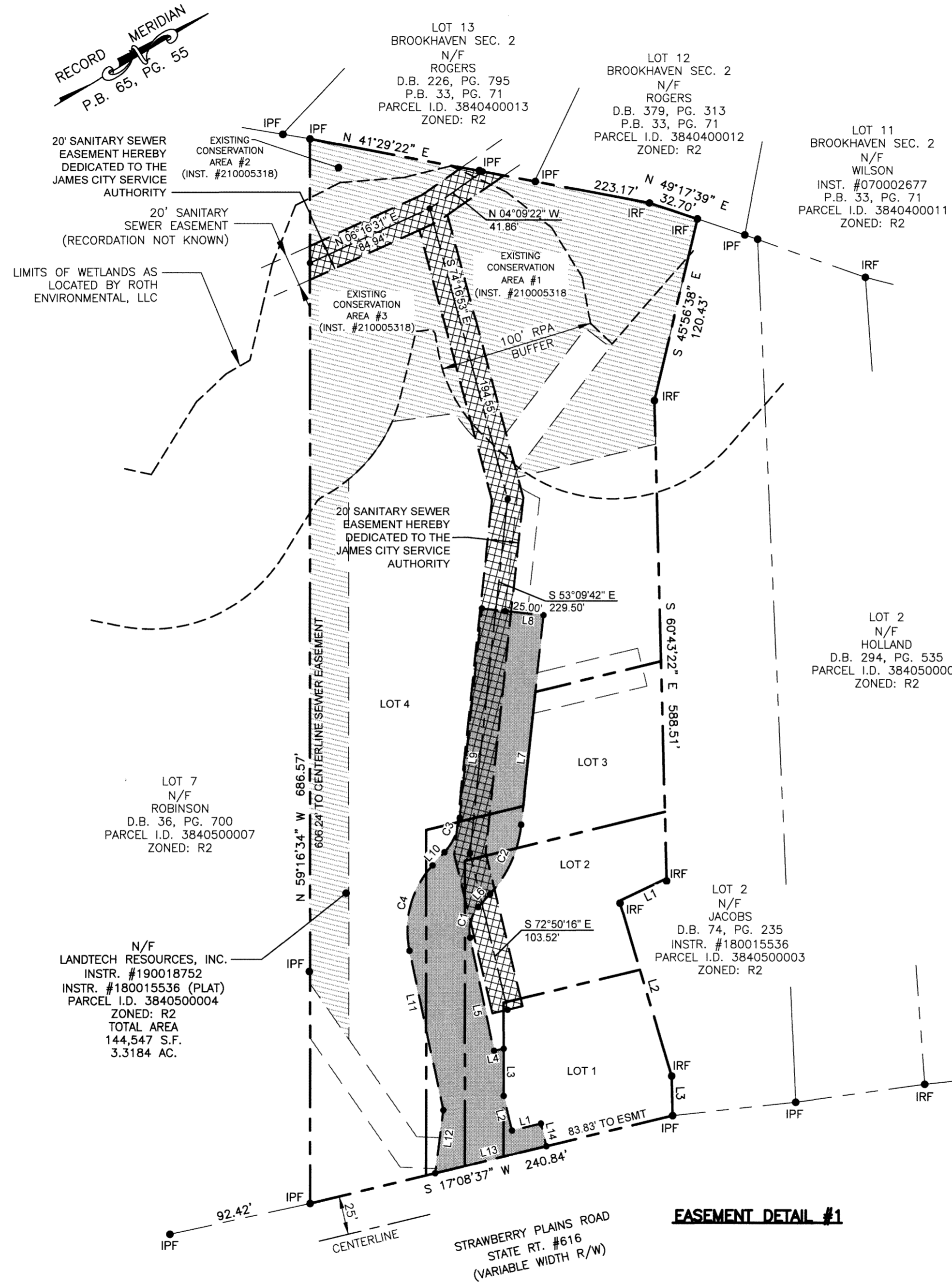
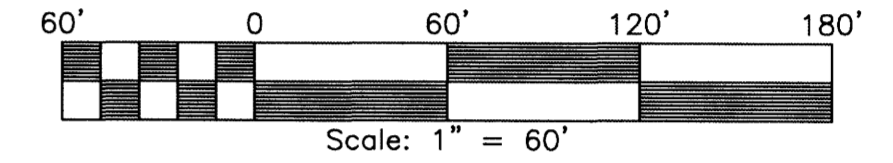
MINOR SUBDIVISION
STRAWBERRY PLAINS SUBDIVISION
LOTS 1 THROUGH 4
 JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA
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SHEET 3 OF 4

JCC-S-19-0071



20' SANITARY SEWER EASEMENT HEREBY DEDICATED TO THE JAMES CITY SERVICE AUTHORITY (12,890 S.F.)

VARIABLE WIDTH INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT DEDICATED TO THE HOA (12,890 S.F.)

PROPOSED LINE TABLE

LINE	BEARING	DISTANCE
L1	S 17°08'37" W	19.26'
L2	N 72°51'23" W	22.89'
L3	N 59°16'34" W	30.64'
L4	S 18°42'14" W	6.38'
L5	N 71°17'46" W	74.34'
L6	N 16°46'36" W	11.48'
L7	N 53°09'42" W	72.03'
L8	S 36°50'18" W	40.00'
L9	S 53°09'42" E	72.03'
L10	S 16°46'36" E	11.48'
L11	S 71°17'46" E	105.06'
L12	S 52°00'22" E	40.91'
L13	N 17°08'37" E	73.83'
L14	N 72°51'23" W	15.00'

PROPOSED CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	22.00'	20.93'	20.15'	N 44°02'11" W	54°31'11"
C2	78.00'	49.53'	48.71'	N 34°58'09" W	36°23'07"
C3	38.00'	24.13'	23.73'	S 34°58'09" E	36°23'07"
C4	62.00'	59.00'	56.80'	S 44°02'11" E	54°31'11"

EASEMENT DETAIL #1

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 October 28, 2022
 at 9:35 AM PM, PB — PG —
 Document # 202215584
 MONA A. FOLEY, CLERK
 Mona A. Foley, Clerk

LEGEND

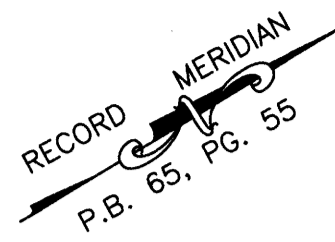
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 IPF = IRON PIPE FOUND

EXISTING LINE TABLE

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L1	S 05°08'17" W	33.79'
L2	S 75°56'30" E	117.47'
L3	S 60°43'22" E	25.56'

1 Large/Small Plat(s) Recorded
 herewith as # 202215584

202215584

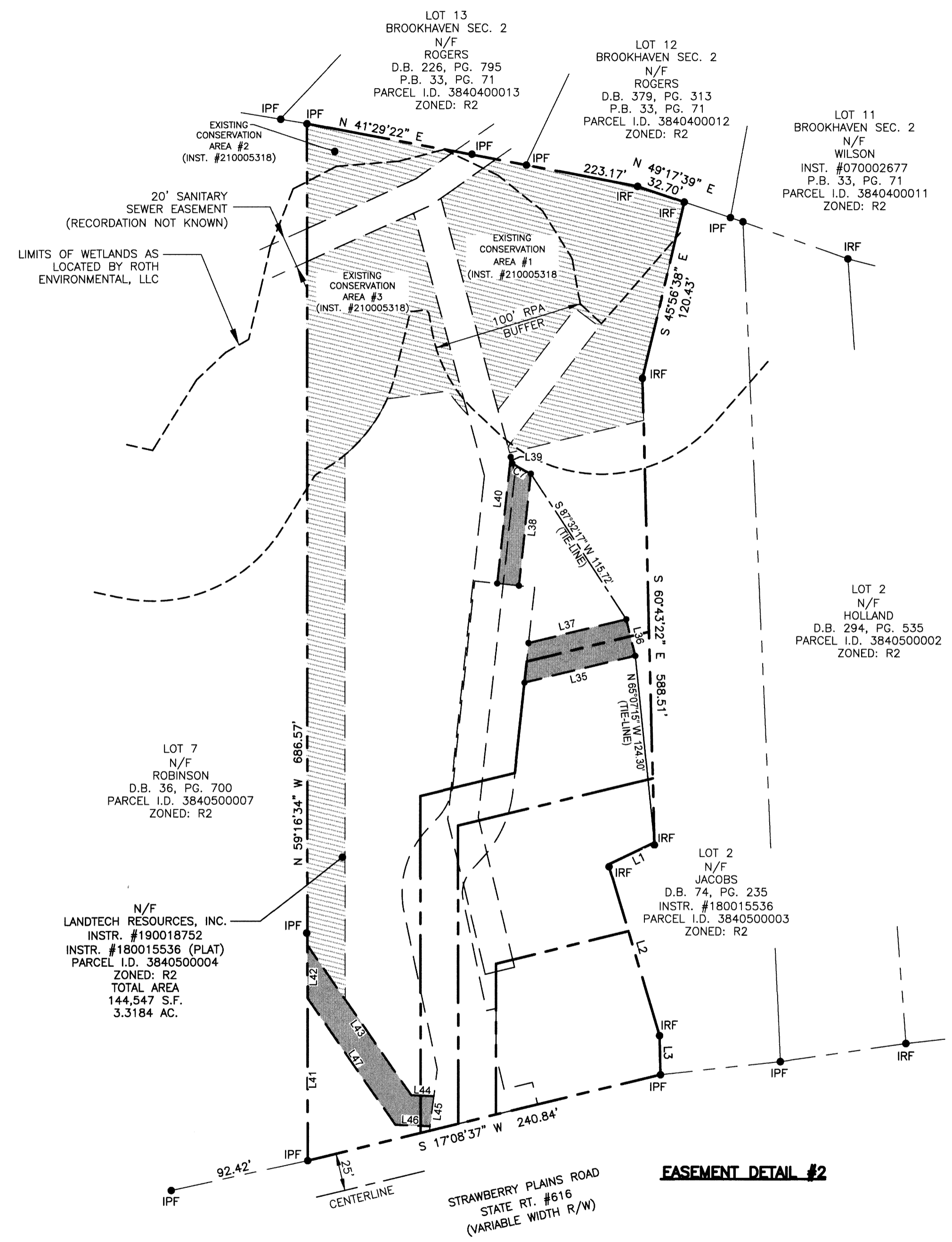
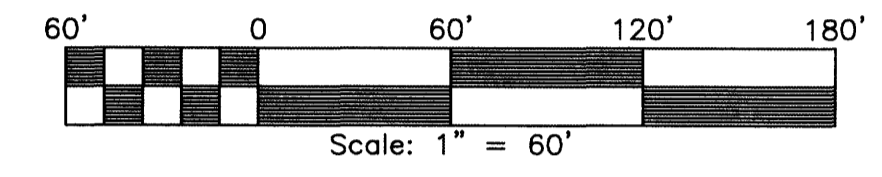


MINOR SUBDIVISION
STRAWBERRY PLAINS SUBDIVISION
LOTS 1 THROUGH 4
 JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA
 DATE: 07/14/2022 SCALE: 1"=60" JOB # 17-495

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SHEET 4 OF 4

JCC-S-19-0071



20' SANITARY SEWER EASEMENT (RECORDATION NOT KNOWN)
 LIMITS OF WETLANDS AS LOCATED BY ROTH ENVIRONMENTAL, LLC

LOT 7
 N/F
 ROBINSON
 D.B. 36, PG. 700
 PARCEL I.D. 3840500007
 ZONED: R2

N/F
 LANDTECH RESOURCES, INC.
 INSTR. #190018752
 INSTR. #180015536 (PLAT)
 PARCEL I.D. 3840500004
 ZONED: R2
 TOTAL AREA
 144,547 S.F.
 3.3184 AC.

LOT 2
 N/F
 HOLLAND
 D.B. 294, PG. 535
 PARCEL I.D. 3840500002
 ZONED: R2

LOT 2
 N/F
 JACOBS
 D.B. 74, PG. 235
 INSTR. #180015536
 PARCEL I.D. 3840500003
 ZONED: R2

LOT 13
 BROOKHAVEN SEC. 2
 N/F
 ROGERS
 D.B. 226, PG. 795
 P.B. 33, PG. 71
 PARCEL I.D. 3840400013
 ZONED: R2

LOT 12
 BROOKHAVEN SEC. 2
 N/F
 ROGERS
 D.B. 379, PG. 313
 P.B. 33, PG. 71
 PARCEL I.D. 3840400012
 ZONED: R2

LOT 11
 BROOKHAVEN SEC. 2
 N/F
 WILSON
 INSTR. #070002677
 P.B. 33, PG. 71
 PARCEL I.D. 3840400011
 ZONED: R2

EXISTING CONSERVATION EASEMENT (INST. #210005318)

PRIVATE DRAINAGE EASEMENT TO BENEFIT ALL LOTS

PROPOSED LINE TABLE

LINE	BEARING	DISTANCE
L35	N 17°08'37" E	75.65'
L36	N 72°51'23" W	25.00'
L37	S 17°08'37" W	66.70'
L38	N 53°09'42" W	74.88'
L39	N 74°17'52" W	4.35'
L40	S 53°09'42" E	84.35'
L41	N 59°16'34" W	106.65'
L42	N 59°16'34" W	34.94'
L43	S 85°48'12" W	120.25'
L44	S 33°06'54" W	14.95'
L45	S 52°00'22" E	20.07'
L46	S 33°06'54" W	23.14'
L47	S 85°48'12" W	101.50'

PROPOSED CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C7	110.00'	14.03'	14.02'	S 59°32'52" W	7°18'36"

EASEMENT DETAIL #2

4 Large/Small Plat(s) Recorded herewith as # 202215584

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