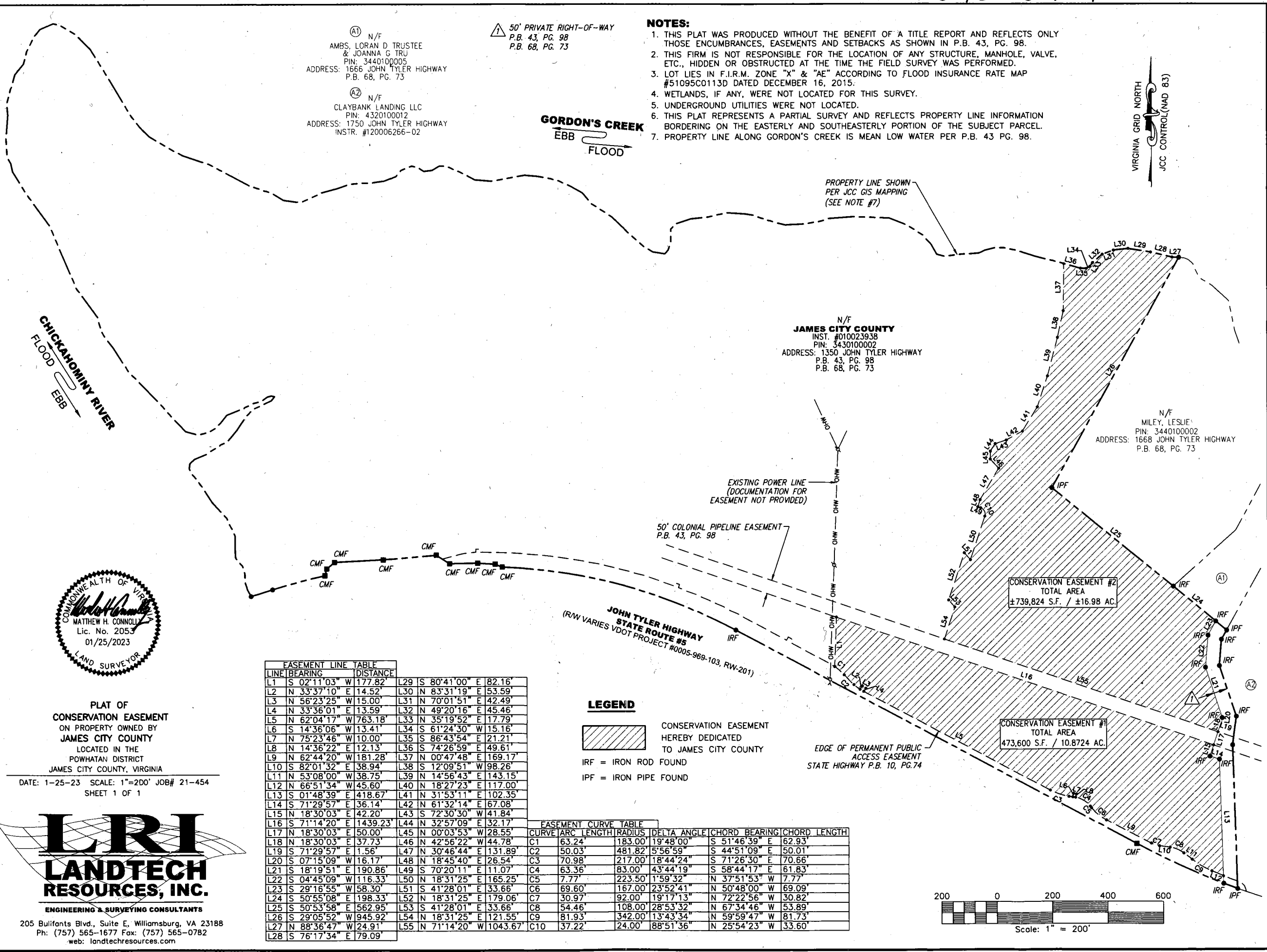


202308741

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 August 15, 2023
 at 1:52 AM PB PG
 Document # 202308741
 ELIZABETH E. O'CONNOR, CLERK
 Elizabeth E. O'Connor, Clerk

Large (Small) Plat(s) Recorded
 herewith as # 202308741



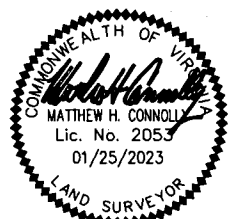
A1 N/F
 AMBS, LORAN D. TRUSTEE
 & JOANNA G. TRU
 PIN: 344010005
 ADDRESS: 1666 JOHN TYLER HIGHWAY
 P.B. 68, PG. 73

A2 N/F
 CLAYBANK LANDING LLC
 PIN: 4320100012
 ADDRESS: 1750 JOHN TYLER HIGHWAY
 INSTR. #120006266-02

50' PRIVATE RIGHT-OF-WAY
 P.B. 43, PG. 98
 P.B. 68, PG. 73

- NOTES:**
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 43, PG. 98.
 - THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
 - LOT LIES IN F.I.R.M. ZONE "X" & "AE" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0113D DATED DECEMBER 16, 2015.
 - WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
 - UNDERGROUND UTILITIES WERE NOT LOCATED.
 - THIS PLAT REPRESENTS A PARTIAL SURVEY AND REFLECTS PROPERTY LINE INFORMATION BORDERING ON THE EASTERLY AND SOUTHEASTERLY PORTION OF THE SUBJECT PARCEL.
 - PROPERTY LINE ALONG GORDON'S CREEK IS MEAN LOW WATER PER P.B. 43 PG. 98.

VIRGINIA GRID NORTH
 JCC CONTROL (NAD 83)



PLAT OF
 CONSERVATION EASEMENT
 ON PROPERTY OWNED BY
 JAMES CITY COUNTY
 LOCATED IN THE
 POWHATAN DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 1-25-23 SCALE: 1"=200' JOB# 21-454
 SHEET 1 OF 1

LRI
LANDTECH
RESOURCES, INC.
 ENGINEERING & SURVEYING CONSULTANTS
 205 Bulifants Blvd., Suite E, Williamsburg, VA 23188
 Ph: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 02°11'03" W	177.82'	L29	S 80°41'00" E	82.16'
L2	N 33°37'10" E	14.52'	L30	N 83°31'19" E	53.59'
L3	N 56°23'25" W	15.00'	L31	N 70°01'51" E	42.49'
L4	N 33°36'01" E	13.59'	L32	N 49°20'16" E	45.46'
L5	N 62°04'17" W	763.18'	L33	N 35°19'52" E	17.79'
L6	S 14°36'06" W	13.41'	L34	S 61°24'30" W	15.16'
L7	N 75°23'46" W	10.00'	L35	S 86°43'54" E	21.21'
L8	N 14°36'22" E	12.13'	L36	S 74°26'59" E	49.61'
L9	N 62°44'20" W	181.28'	L37	N 00°47'48" E	169.17'
L10	S 82°01'32" E	38.94'	L38	S 12°09'51" W	98.26'
L11	N 53°08'00" W	38.75'	L39	N 14°56'43" E	143.15'
L12	N 66°51'34" W	45.60'	L40	N 18°27'23" E	117.00'
L13	S 01°48'39" E	418.67'	L41	N 31°53'11" E	102.35'
L14	S 71°29'57" E	36.14'	L42	N 61°32'14" E	67.08'
L15	N 18°30'03" E	42.20'	L43	S 72°30'30" W	41.84'
L16	S 71°14'20" E	1439.23'	L44	N 32°57'09" E	32.17'
L17	N 18°30'03" E	50.00'	L45	N 00°03'53" W	28.55'
L18	N 18°30'03" E	37.73'	L46	N 42°56'22" W	44.78'
L19	S 71°29'57" E	1.56'	L47	N 30°46'44" E	131.89'
L20	S 07°15'09" W	16.17'	L48	N 18°45'40" E	26.54'
L21	S 18°19'51" E	190.86'	L49	S 70°20'11" E	11.07'
L22	S 04°45'09" W	116.33'	L50	N 18°31'25" E	165.25'
L23	S 29°16'55" W	58.30'	L51	N 41°28'01" E	33.66'
L24	S 50°55'08" E	198.33'	L52	N 18°31'25" E	179.06'
L25	S 50°53'58" E	562.95'	L53	N 41°28'01" E	33.66'
L26	S 29°05'52" W	945.92'	L54	N 18°31'25" E	121.55'
L27	N 88°36'47" W	24.91'	L55	N 71°14'20" W	1043.67'
L28	S 76°17'34" E	79.09'			

EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	63.24'	183.00'	19°48'00"	S 51°46'39" E	62.93'
C2	50.03'	481.82'	5°56'59"	S 44°51'09" E	50.01'
C3	70.98'	217.00'	18°44'24"	S 71°26'30" E	70.66'
C4	63.36'	83.00'	43°44'19"	S 58°44'17" E	61.83'
C5	7.77'	223.50'	1°59'32"	N 37°51'53" W	7.77'
C6	69.60'	167.00'	23°52'41"	N 50°48'00" W	69.09'
C7	30.97'	92.00'	19°17'13"	N 72°22'56" W	30.82'
C8	54.46'	108.00'	28°53'32"	N 67°34'46" W	53.89'
C9	81.93'	342.00'	13°43'34"	N 59°59'47" W	81.73'
C10	37.22'	24.00'	88°51'36"	N 25°54'23" W	33.60'

LEGEND

CONSERVATION EASEMENT
 HEREBY DEDICATED
 TO JAMES CITY COUNTY

IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND

