

202406521

LINE	BEARING	LENGTH
L1	S87°57'04"W	14.47'
L2	N47°31'32"W	20.16'
L3	N2°31'32"W	52.82'
L4	N47°25'19"W	16.58'
L5	S89°13'05"W	310.41'
L6	S0°48'44"E	16.00'
L7	S89°13'05"W	20.00'
L8	N0°48'44"W	16.00'
L9	S89°13'05"W	115.37'
L10	S0°46'36"E	18.04'
L11	N9°20'30"W	18.00'
L12	S25°53'59"E	15.20'
L13	S64°06'01"W	20.05'
L14	N25°53'59"W	15.08'
L15	S64°06'01"W	17.25'
L16	S25°53'59"E	12.95'
L17	N31°09'17"W	12.00'
L18	S58°50'43"W	2.81'
L19	N31°09'17"W	20.99'
L20	N58°50'43"E	3.75'

LINE	BEARING	LENGTH
L21	N31°09'17"W	12.00'
L22	S25°53'59"E	12.00'
L23	S5°57'48"E	12.00'
L24	S0°45'42"E	12.00'
L25	N89°13'05"E	428.39'
L26	S47°25'19"E	32.79'
L27	S2°31'32"E	52.80'
L28	S47°31'32"E	3.68'
L29	N87°57'04"E	6.58'
L30	N27°31'56"W	38.01'
L31	N24°45'39"W	12.00'
L32	N65°14'21"E	20.00'
L33	S24°45'39"E	11.97'
L34	N9°29'02"W	14.81'
L35	S24°50'17"E	18.00'

Large/Small Plat(s) Recorded  
herewith as # 202406521

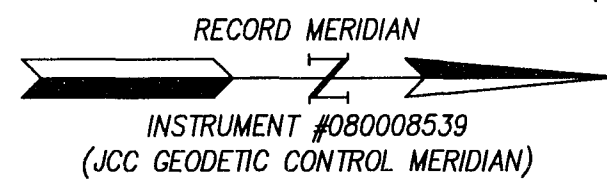
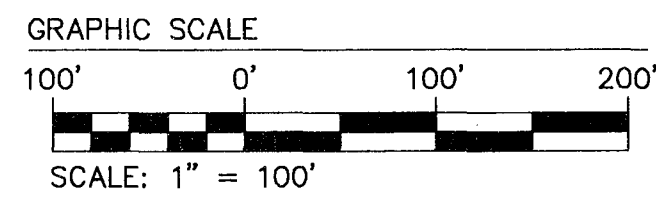
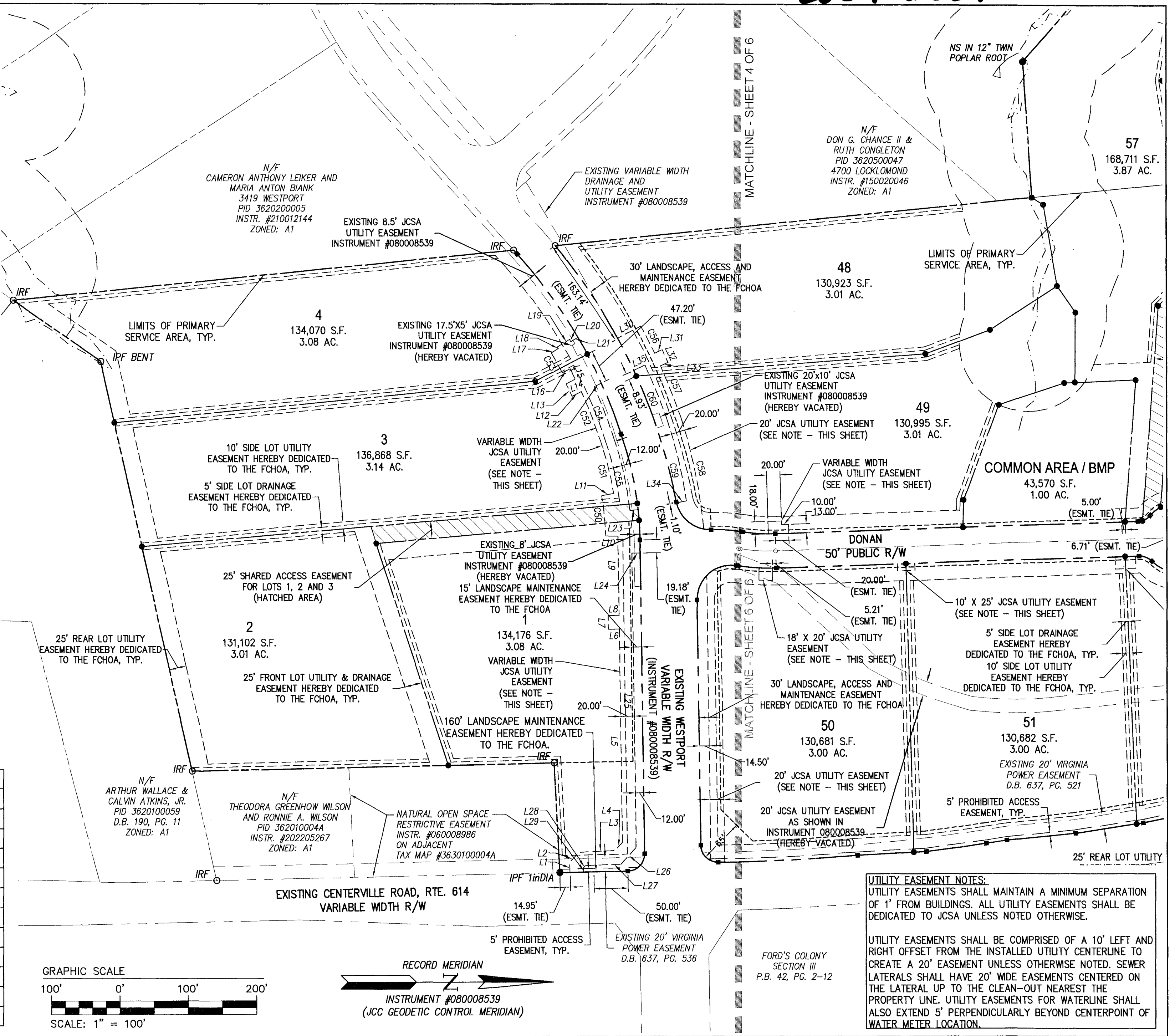
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
May 23, 2024  
at 1:16 AM/PM PB PG  
Document # 202406521  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connor, Clerk

SEE SHEETS 3 AND 4 FOR ROAD CENTERLINE AND BUILDING SETBACKS.

ABBREVIATIONS:

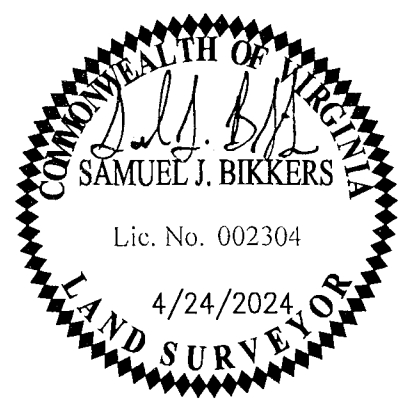
TYP.	=	TYPICAL
N/F	=	NOW OR FORMERLY
JCSA	=	JAMES CITY SERVICE AUTHORITY

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C50	7°45'20"	438.89'	59.41'	29.75'	59.36'	S84°32'10"W
C51	9°51'45"	456.89'	78.65'	39.42'	78.55'	S75°43'37"W
C52	6°19'07"	703.30'	77.56'	38.82'	77.52'	S68°41'18"W
C53	2°43'24"	690.30'	32.81'	16.41'	32.81'	S61°05'52"W
C54	6°11'40"	723.30'	78.20'	39.14'	78.16'	N68°44'09"E
C55	13°13'08"	476.89'	110.02'	55.26'	109.78'	N77°25'38"E
C56	2°56'46"	863.00'	44.38'	22.19'	44.37'	N63°01'41"E
C57	5°16'36"	863.00'	79.48'	39.77'	79.45'	N68°28'02"E
C58	12°46'57"	752.09'	167.79'	84.24'	167.44'	N78°22'44"E
C59	9°23'05"	732.09'	119.91'	60.09'	119.78'	S76°41'32"W
C60	5°56'00"	843.00'	87.30'	43.69'	87.26'	S68°07'43"W



UTILITY EASEMENT NOTES:  
UTILITY EASEMENTS SHALL MAINTAIN A MINIMUM SEPARATION OF 1' FROM BUILDINGS. ALL UTILITY EASEMENTS SHALL BE DEDICATED TO JCSA UNLESS NOTED OTHERWISE.  
  
UTILITY EASEMENTS SHALL BE COMPRISED OF A 10' LEFT AND RIGHT OFFSET FROM THE INSTALLED UTILITY CENTERLINE TO CREATE A 20' EASEMENT UNLESS OTHERWISE NOTED. SEWER LATERALS SHALL HAVE 20' WIDE EASEMENTS CENTERED ON THE LATERAL UP TO THE CLEAN-OUT NEAREST THE PROPERTY LINE. UTILITY EASEMENTS FOR WATERLINE SHALL ALSO EXTEND 5' PERPENDICULARLY BEYOND CENTERPOINT OF WATER METER LOCATION.

Rev.	Date	Description	Revised By
3	12/13/2023	REVISED PER CLIENT COORDINATION	GVC
2	06/20/2023	REVISED PER CLIENT COORDINATION	SJB
1	9/07/2022	REVISED PER COUNTY COMMENTS DATED 9/02/2022	JFS



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JCC S-22-0020  
PLAT OF SUBDIVISION  
**PARKE AT WESTPORT**  
**FORD'S COLONY**  
FOR  
PARKE AT WESTPORT, LLC  
POWHATAN DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	GVC
Project Number:	W10145-03
Scale:	1"=100'
Date:	07/25/2022
Sheet Number	5 OF 6