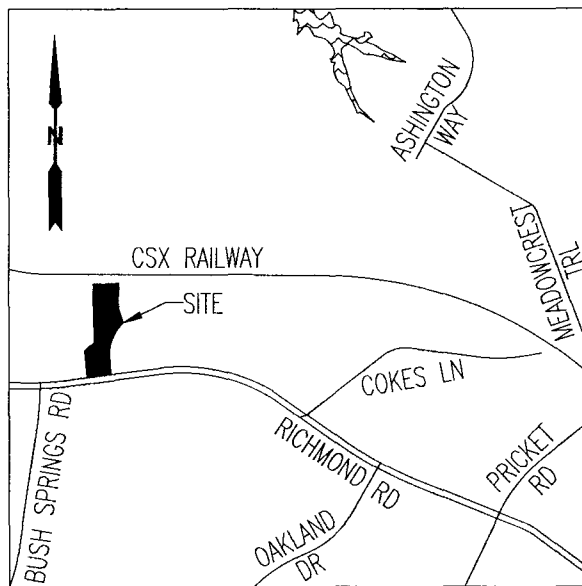


202512010



LOCATION MAP

SCALE: 1" = 2000'

COUNTY OF	JAMES CITY, VA
DISK(S)	GPSRTK
DATUM	VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 83/93 HARN US SURVEY FOOT

FLOOD INFORMATION INDICATED HEREON SHOULD NOT BE CONSTRUED AS A DETERMINATION OF THE NEED OR LACK OF NEED FOR FLOOD INSURANCE. PROPERTY OWNERS SHOULD CONTACT A LOCAL FLOOD OFFICIAL FOR MORE INFORMATION.
V = 1% CHANCE OF ANNUAL FLOOD WITH STORM INDUCED WAVES
AE = 1% CHANCE OF ANNUAL FLOOD
X-SHADED = 0.2% CHANCE OF ANNUAL FLOOD
X = MINIMAL FLOOD HAZARD AREA

THIS SITE APPEARS TO LIE IN FLOOD ZONE(S)	X
AS SHOWN ON F.I.R.M. MAP/PANEL #	51095C0043D 51095C0044D
PANEL DATE:	12/16/2015
NFIP COMMUNITY NAME	THE COUNTY OF JAMES CITY UNINCORPORATED AREAS
NFIP COMMUNITY NUMBER	510201
FIRM INDEX DATE	12/16/2015

TAX ID(S)	1330100001
OWNER(S)	LUCK STONE CORPORATION
DEED INSTRUMENT	100020973
DATED	09/30/2010
RECORDED	10/01/2010
LOCATION	COUNTY OF JAMES CITY CLERK'S OFFICE
MAILING ADDRESS	515 STONE MILL DRIVE, MANAKIN SABOT, VIRGINIA 23103

OWNER'S NOTE

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND PARCEL C LOCATED IN THE COUNTY OF JAMES CITY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER:

OWNER: LUCK STONE CORPORATION

APPROVED: Authorized Signatory Jon Riley
DATE 6/12/2025
TITLE _____
SIGNATURE _____

CERTIFICATE OF NOTARIZATION: OWNER

STATE OF VIRGINIA

THE COUNTY OF JAMES CITY, TO WIT:

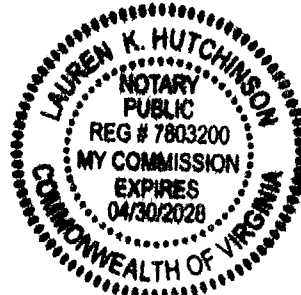
I, Lauren K. Hutchinson, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Jon Riley WHOSE NAME IS SIGNED HEREON, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 12 DAY OF June, 2025
MY COMMISSION EXPIRES: 4/30/2028

SIGNED: NOTARY PUBLIC

7803200

REGISTRATION NUMBER & SEAL



MAS-LD DOES NOT CERTIFY AS TO THE ZONING DESIGNATION OF THIS SITE. FOR DETAILED ZONING INFORMATION, PLEASE CONTACT THE ZONING DEPARTMENT AT THE NUMBER LISTED BELOW

ZONING

SOURCE	COUNTY OF JAMES CITY GIS
ZONING DEPT. PHONE #	(757) 253-6685
FRONT SETBACK	50'
SIDE SETBACK (INTERIOR)	20'
REAR SETBACK	20'
SIDE SETBACK (CORNER)	N/A

CLERK'S NOTE

VIRGINIA:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, ON THE ____ DAY OF _____, 20____ AT _____ THIS PLAT WAS THIS DAY RECEIVED AND UPON CERTIFICATE OF ACKNOWLEDGEMENT, THERETO ANNEXED, ADMITTED TO RECORD IN INSTRUMENT NUMBER: _____

TESTE: _____, CLERK

GENERAL SURVEY NOTES:

- THIS SURVEY WAS PRODUCED WITHOUT BENEFIT OF A TITLE REPORT. ALL EASEMENTS, SERVITUDES AND RESTRICTIONS MAY NOT BE SHOWN.
- THE PROPERTY LINES SHOWN HEREON ARE NOT BASED ON A CURRENT FIELD BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON COMPILATION OF FOUND MONUMENTS, DEEDS, AND PLATS OF RECORD.
- THIS SURVEY IS NOT INTENDED TO SHOW ALL UNDERGROUND UTILITY FEATURES. IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO CONTACT MISS UTILITY BEFORE ANY EXCAVATION OR OTHER EARTH MOVING WORK.
- THIS PLAT IS FOR EASEMENT DEDICATION PURPOSES ONLY AND DOES NOT CONSTITUTE A SUBDIVISION OF LAND.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

JCC Subdivision Agent
Approval Not Required

one

SURVEYOR'S CERTIFICATION

I, DAVE W. ANDREA, A LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS EASEMENT PLAT WAS MADE BY ME, THE UNDERSIGNED, AT THE DIRECTION OF THE OWNER.

SIGNED: D. W. A. DATE: 5-30-2025

SOURCE OF TITLE PARCEL C

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO LUCK STONE CORPORATION, FROM JACK L. MASSIE CONTRACTORS, INC., MASSIE CORPORATION, AND J.S.G. CORPORATION BY DEED BOOK/INSTRUMENT #100020973 ON 10/30/2010, RECORDED IN THE CLERK'S OFFICE OF THE COUNTY OF JAMES CITY, VIRGINIA 01/10/2010.

OWNERS STATEMENT PARCEL C

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PARCEL C LOCATED IN THE COUNTY OF JAMES CITY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS WHO CERTIFY THAT LUCK STONE CORPORATION IS THE FEE SIMPLE OWNER OF PARCEL C AND THAT THERE ARE NO ENCUMBRANCES ON THIS PROPERTY.

FOR LUCK STONE CORPORATION

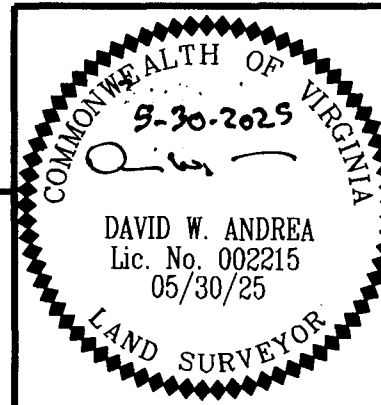
SIGNED: Authorized Signatory DATE: 6/12/2025
TITLE _____

ABBREVIATIONS

D.B. DEED BOOK
HARN HIGH ACCURACY REFERENCE NETWORK
INST. INSTRUMENT
IRS IRON ROD SET
IRF IRON ROD FOUND
M.B. MAP BOOK
N/F NOW OR FORMERLY
PG. PAGE
R.O.W. RIGHT OF WAY
S.F. SQUARE FEET
DHS DRILL HOLE SET
NS NAIL SET

PLAT SHOWING VARIABLE WIDTH STORMWATER MAINTENANCE EASEMENT "A" (14,494 S.F.), VARIABLE WIDTH STORMWATER EASEMENT "B" (36,743 S.F.) AND VARIABLE WIDTH ACCESS EASEMENT (16,442 S.F.)
ON
PARCEL C (INST. #100020973)
PROPERTY OF LUCK STONE CORPORATION
THE COUNTY OF JAMES CITY, VA
05/30/25

GRAPHIC SCALE: 1" = 80'



PROJECT #23005
FIELD BY:
NJB/WLN
FIELD DATES:
02-10-23
DRAWN BY: NJL/SDR
SHEET
1 OF 2

MAS-LD
MidAtlantic Surveying and Land Design

5257 Cleveland Street, Suites 109-110
Virginia Beach, VA 23462
757-557-0888
WWW.MAS-LD.COM
ADMIN@MAS-LD.COM

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
August 19, 2025
at 3:18 AM/PM, PG. 1
Document # 202512010
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

2 (Large) Small Plat(s) Recorded
herewith as # 202512010

202512010

ACCESS EASEMENT CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C6	15.00'	18.91'	72°14'54"	N 53°55'42" W	17.69'	10.95'
C7	260.72'	59.62'	13°06'06"	N 25°04'44" W	59.49'	29.94'
C8	32.15'	45.17'	80°29'03"	N 12°57'47" E	41.54'	27.21'
C9	302.37'	214.12'	40°34'28"	N 19°23'39" E	209.68'	111.77'
C10	62.28'	17.75'	16°19'36"	N 07°32'03" E	17.69'	8.93'
C11	31.17'	8.03'	14°45'28"	N 08°23'40" E	8.01'	4.04'
C12	240.72'	96.72'	23°01'19"	S 30°42'41" E	96.07'	49.02'
C13	282.37'	201.96'	40°58'51"	S 19°31'12" W	197.69'	105.52'
C14	82.28'	23.08'	16°04'19"	S 07°39'42" W	23.01'	11.62'
C15	11.17'	2.89'	14°48'31"	S 08°25'12" W	2.88'	1.45'

ACCESS EASEMENT
CURVE TABLE:

LINE	BEARING	DISTANCE
L1	S 81°41'52" W	20.27'
L2	N 01°00'56" E	23.65'
L10	S 89°56'51" W	77.19'
L11	N 30°14'58" E	51.28'
L12	N 01°19'49" E	30.24'
L13	N 15°41'51" E	38.89'
L14	N 01°00'56" E	110.06'
L15	N 00°01'49" E	35.44'
L16	S 89°58'11" E	59.17'
L17	S 89°58'11" E	52.19'
L18	S 00°01'49" E	42.04'
L19	S 52°32'37" W	47.57'
L20	S 30°14'58" W	49.01'
L21	S 15°41'51" W	38.91'
L22	S 01°00'56" W	130.43'

STORMWATER MAINTENANCE
EASEMENT "A" LINE TABLE:

L16	S 89°58'11" E	59.17'
L23	N 02°28'49" W	80.47'
L24	N 06°22'29" W	80.42'
L25	N 03°56'41" W	53.51'
L26	N 00°35'59" W	32.27'
L27	N 90°00'00" E	58.97'
L28	S 03°16'23" E	80.85'
L29	S 04°20'24" E	106.80'
L30	S 03°50'05" E	58.91'

STORMWATER MAINTENANCE EASEMENT "B" CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C3	385.47'	89.97'	13°22'25"	S 08°17'51" W	89.77'	45.19'
C4	330.47'	72.33'	12°32'23"	S 26°58'39" W	72.18'	36.31'
C5	37.12'	41.71'	64°22'42"	S 03°31'05" W	39.55'	23.37'
C6	15.00'	18.91'	72°14'54"	N 53°55'42" W	17.69'	10.95'
C7	260.72'	59.62'	13°06'06"	N 25°04'44" W	59.49'	29.94'
C8	32.15'	45.17'	80°29'03"	N 12°57'47" E	41.54'	27.21'
C9	302.37'	214.12'	40°34'28"	N 19°23'39" E	209.68'	111.77'
C10	62.28'	17.75'	16°19'36"	N 07°32'03" E	17.69'	8.93'
C11	31.17'	8.03'	14°45'28"	N 08°23'40" E	8.01'	4.04'

STORMWATER MAINTENANCE
EASEMENT "B" LINE TABLE:

LINE	BEARING	DISTANCE
L2	N 01°00'56" E	23.65'
L3	N 90°00'00" E	55.30'
L4	S 01°49'12" W	70.37'
L5	S 11°37'34" W	58.79'
L6	S 02°45'57" W	48.14'
L7	S 15°08'08" W	29.41'
L8	S 31°25'43" W	49.04'
L9	S 27°56'06" E	80.55'
L10	S 89°56'51" W	77.19'
L11	N 30°14'58" E	51.28'
L12	N 01°19'49" E	30.24'
L13	N 15°41'51" E	38.89'
L14	N 01°00'56" E	110.06'

PLAT SHOWING VARIABLE WIDTH STORMWATER MAINTENANCE
EASEMENT "A" (14,494 S.F.), VARIABLE WIDTH STORMWATER
EASEMENT "B" (36,743 S.F.) AND VARIABLE WIDTH ACCESS
EASEMENT (16,442)

ON
PARCEL C (INST. #100020973)
PROPERTY OF LUCK STONE CORPORATION
THE COUNTY OF JAMES CITY, VA
05/30/25

LEGEND:

AXLE FOUND	PROPERTY: AXLE FOUND
IPF	PROPERTY: IRON PIPE FOUND
IRF	PROPERTY: IRON ROD FOUND
---	PROPERTY: BOUNDARY
---	PROPERTY: ADJACENT BOUNDARY
---	PROPERTY: EASEMENT

CSX RAILWAY CO.

(INST. #100020969)

N/F
TAX ID: 1240100037A
BRYANT RESOURCES, L.L.C.
(INST. #120011424)
(P.B. 73, PG. 36)

VARIABLE WIDTH STORMWATER
MAINTENANCE EASEMENT "B"
HEREBY CREATED
(36,743 S.F./ 0.844 ACRES)

VARIABLE WIDTH
STORMWATER MAINTENANCE
EASEMENT "A"
HEREBY CREATED
(14,494 S.F./0.333 ACRES)

N/F
PARCEL C
TAX ID: 1330100001
LUCK STONE CORPORATION
(INST. #100020973)
(M.B. 49, PG. 72)
(753,021 S.F./17.287 ACRES)

VARIABLE WIDTH ACCESS
EASEMENT
HEREBY CREATED
(16,442 S.F./0.377 ACRES)

- VARIABLE WIDTH ACCESS EASEMENT (16,442 S.F./0.377 ACRES)
 VARIABLE WIDTH STORMWATER MAINTENANCE EASEMENT "A"
(14,494 S.F./0.333 ACRES)
 VARIABLE WIDTH STORMWATER MAINTENANCE EASEMENT "B"
(36,743 S.F./ 0.844 ACRES)

PROPERTY CURVE TABLE:

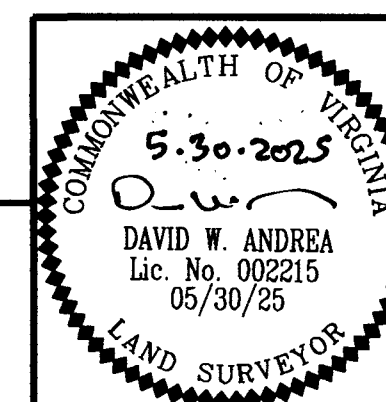
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	5679.59'	563.55'	5°41'06"	S 84°56'49" W	563.32'	282.01'
C2	5679.59'	19.64'	0°11'53"	S 88°34'36" W	19.64'	9.82'

RICHMOND RD
(VARIABLE WIDTH R.O.W.)
(U.S. ROUTE 60)
(INST. #100020969)

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
August 19, 2025
at 3:18 AM PM, PG 1
Document # 202512010
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

2 Large Small Plat(s) Recorded
herewith as # 202512010

GRAPHIC SCALE: 1" = 80'



PROJECT #23005
FIELD BY:
NJB/WLN
FIELD DATES:
02-10-23
DRAWN BY: NJL/SDR
SHEET
2 of 2

MAS-LD
MidAtlantic Surveying and Land Design
5257 Cleveland Street, Suites 109-110
Virginia Beach, VA 23462
757-557-0888
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ADMIN@MAS-LD.COM