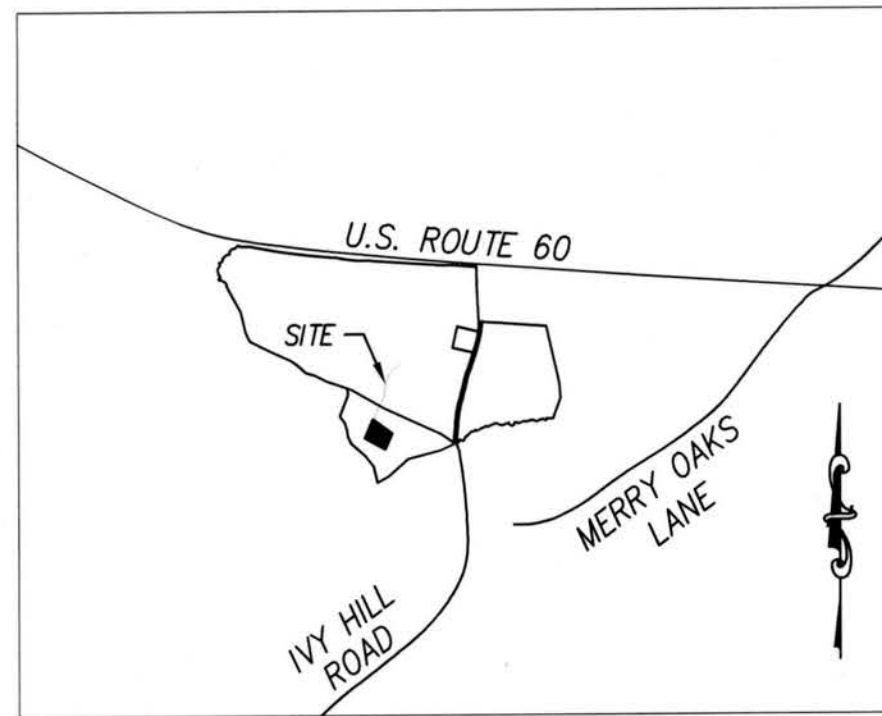


202512646



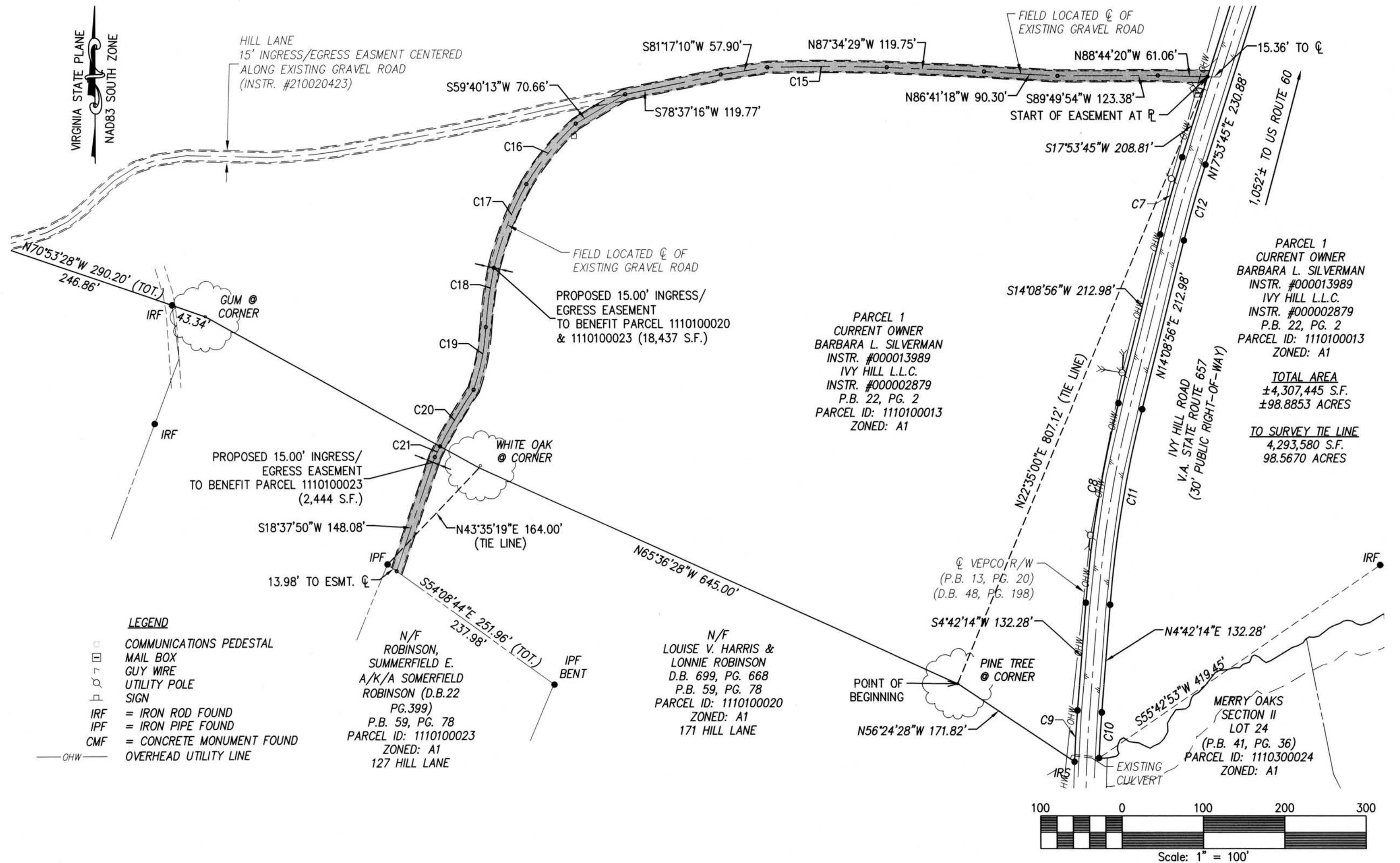
VICINITY MAP
SCALE: 1" = 2000'

GENERAL SURVEY NOTES:

1. THIS EXHIBIT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS, AND SETBACKS AS SHOWN IN REFERENCED PLATS.
2. 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.
3. THIS EXHIBIT IS BASED ON A CURRENT FIELD SURVEY COMPLETED IN JULY 2024.
4. PROPERTY LINES ARE SHOWN FROM PLATS OF RECORD AS WELL AS MONUMENTATION FOUND.
5. THIS EXHIBIT SHOWS THE CENTERLINE OF THE PROPOSED EASEMENT ALONG THE EXISTING GRAVEL DRIVE. THE BOUNDARY OF THE PROPOSED EASEMENT SHALL BE 15' WIDE CENTERED ON THE EXISTING GRAVEL ROAD.

JCC Subdivision Agent
Approval Not Required

smc

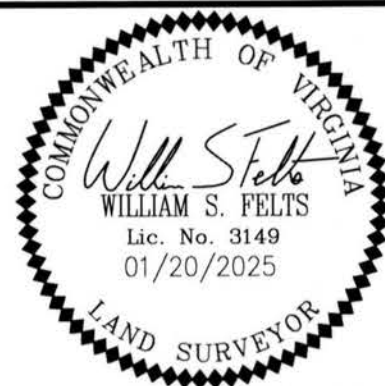


Large/Small Plat(s) Recorded
herewith as # 202512646

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
September 3, 2025
at 8:40 AM/PM, PG PG
Document # 202512646
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

EASEMENT CENTERLINE CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C15	3°08'07"	2683.39'	146.84'	73.44'	146.82'	N89°50'28"W
C16	16°41'36"	330.37'	96.25'	48.47'	95.91'	S39°36'08"W
C17	14°57'30"	424.84'	110.91'	55.77'	110.60'	S21°20'12"W
C18	7°17'02"	576.89'	73.34'	36.72'	73.29'	S8°03'35"W
C19	15°54'57"	283.38'	78.72'	39.61'	78.47'	S11°14'24"W
C20	8°00'13"	579.21'	80.91'	40.52'	80.84'	S30°50'48"W
C21	1°28'10"	579.21'	14.86'	7.43'	14.86'	S26°06'37"W

BOUNDARY CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C7	3°44'49"	1515.08'	99.08'	49.56'	99.07'	S16°01'20"W
C8	9°26'42"	1515.08'	249.75'	125.16'	249.47'	S9°25'35"W
C9	2°22'31"	1515.08'	62.81'	31.41'	62.81'	S3°30'58"W
C10	2°09'22"	1485.08'	55.89'	27.95'	55.88'	N3°37'33"E
C11	9°26'42"	1485.08'	244.81'	122.68'	244.53'	N9°25'35"E
C12	3°44'49"	1485.08'	97.12'	48.58'	97.10'	N16°01'20"E



DATE: 08/05/2024
DRAWN BY: MVT
PROJECT No. 24-210
FILE NAME: 24-210.DWG

EXHIBIT
INGRESS/EGRESS EASEMENT
TO BENEFIT
127 HILL LANE & 171 HILL LANE
JCC PARCELS 1110100023 & 1110100020
JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	08/07/2024	EXTENDED EASEMENT TO IVY HILL RD. PER CLIENT REQUEST
2	01/06/2025	REMOVED "UTILITY" FROM EASEMENT DEFINITION.
3	01/20/2025	REVISED ADJOINING PARCEL OWNER INFORMATION

