

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 58°03'31" E	71.04'
L2	N 20°05'05" W	7.09'
L3	N 31°57'42" W	41.47'
L4	N 46°34'07" W	9.20'
L5	N 63°19'18" W	69.78'
L6	N 56°57'38" W	36.91'
L7	N 14°02'45" E	11.55'
L8	N 18°08'07" W	52.23'
L9	N 51°53'24" E	33.13'
L10	N 15°09'14" E	31.10'
L11	N 07°48'09" W	22.68'
L12	N 46°34'07" E	22.00'
L13	N 69°54'43" E	27.04'
L14	N 23°05'45" E	15.98'
L15	S 62°01'22" E	116.11'
L16	S 22°16'31" E	57.09'
L17	S 67°05'46" E	256.87'
L18	S 03°36'22" W	78.57'
L19	S 39°04'31" W	11.77'
L20	S 03°52'11" W	31.35'
L21	S 87°01'57" E	34.00'
L22	N 00°39'53" E	28.04'
L23	N 21°22'01" W	12.87'
L24	N 03°29'51" E	79.45'
L25	S 67°05'46" E	90.01'
L26	S 17°15'23" E	52.22'
L27	S 79°25'24" W	111.23'
L28	N 58°03'31" W	230.33'
L29	N 79°25'24" E	67.53'
L30	S 23°15'33" W	29.75'
L31	N 23°15'33" E	39.89'
L32	N 75°42'26" E	226.22'
L33	N 45°58'41" E	254.99'
L34	S 26°01'24" E	265.49'
L35	S 67°13'03" W	120.67'
L36	N 34°14'58" E	64.78'
L37	S 20°15'00" E	99.43'
L38	N 62°01'22" W	80.40'
L39	N 03°36'22" E	2.03'
L40	N 62°01'22" W	27.97'
L41	S 62°01'22" E	2.05'
L42	N 20°15'00" W	188.68'
L43	N 35°59'34" E	8.51'
L44	N 26°13'56" E	56.48'
L45	N 30°47'26" E	44.53'
L46	N 32°21'51" E	104.62'
L47	N 78°02'26" E	15.25'
L48	N 61°20'38" E	30.09'
L49	N 87°31'30" E	109.63'
L50	S 01°57'31" E	62.16'
L51	S 49°12'44" W	8.31'
L52	S 07°47'14" W	36.93'
L53	N 88°00'39" E	50.24'
L54	N 14°07'08" W	35.66'
L55	N 38°38'17" W	8.37'
L56	N 01°57'31" W	68.85'
L57	N 43°52'45" E	32.41'
L58	N 22°53'26" E	26.97'
L59	N 63°58'36" E	0.73'
L60	S 45°58'41" W	52.57'
L61	S 45°58'41" W	52.57'
L62	S 45°33'43" W	126.86'
L63	S 89°13'51" E	179.03'
L64	N 77°28'26" E	123.00'
L65	N 13°41'20" W	40.64'
L66	N 73°19'33" E	50.79'
L67	N 62°06'22" E	68.21'
L68	N 89°42'18" E	70.21'
L69	S 29°41'31" E	15.52'
L70	S 02°40'15" E	70.01'
L71	S 70°15'51" W	60.67'
L72	S 67°32'31" W	61.94'
L73	S 12°28'38" W	10.00'
L74	S 68°57'47" W	14.33'
L75	S 76°46'23" W	22.08'
L76	S 76°46'23" W	23.47'
L77	S 69°38'33" W	17.85'
L78	N 83°01'56" W	7.88'
L79	S 49°26'24" W	21.17'
L80	S 71°23'08" W	51.76'
L81	S 86°25'03" W	12.14'
L82	N 64°15'41" W	10.34'
L83	N 01°44'41" W	77.26'

CLERK'S CERTIFICATE

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 24 DAY OF October, 2025 THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

*At 1:35 PM

TESTE: ELIZABETH E. O'CONNOR, CLERK, CLERK

PLAT BOOK: _____, PAGE _____
Instrument #: 202515092
Large/Small Plat(s) Recorded
herewith as # 202515092

OWNER'S CONSENT AND DEDICATION

THIS DEDICATION AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S).

W. Tyler Highway
TITLE: EUP + CFO

7-22-25
DATE

NOTARY

Lisa C. Burrows A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, County of James City, WHOSE COMMISSION WILL EXPIRE ON 9/30/2026. DO HEREBY CERTIFY THAT W. Tyler Highway, Inc. WHOSE NAME IS SIGNED TO THE FOREGOING OWNER'S DEDICATION DATED 7/21/25 BEFORE ME IN MY STATE AND COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 22nd DAY OF July, 2025.

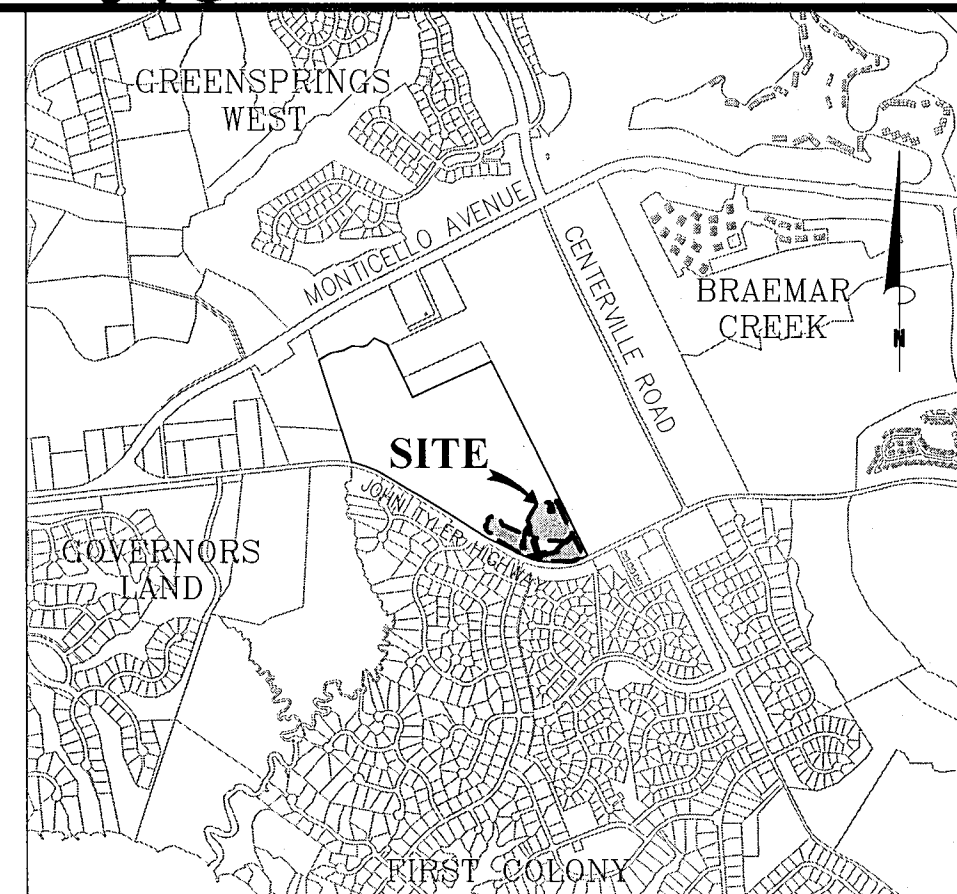
Lisa C. Burrows
NOTARY PUBLIC
NOTARY PUBLIC REG. # 7989118
Commonwealth of Virginia
My Commission Expires 09/30/2026

NOTES

1. THIS PLAT IS BASED OFF A HORIZONTAL DATUM OF NAD83, VIRGINIA STATE COORDINATE SYSTEM SOUTH ZONE.

LEGEND

■ MON F MONUMENT FOUND

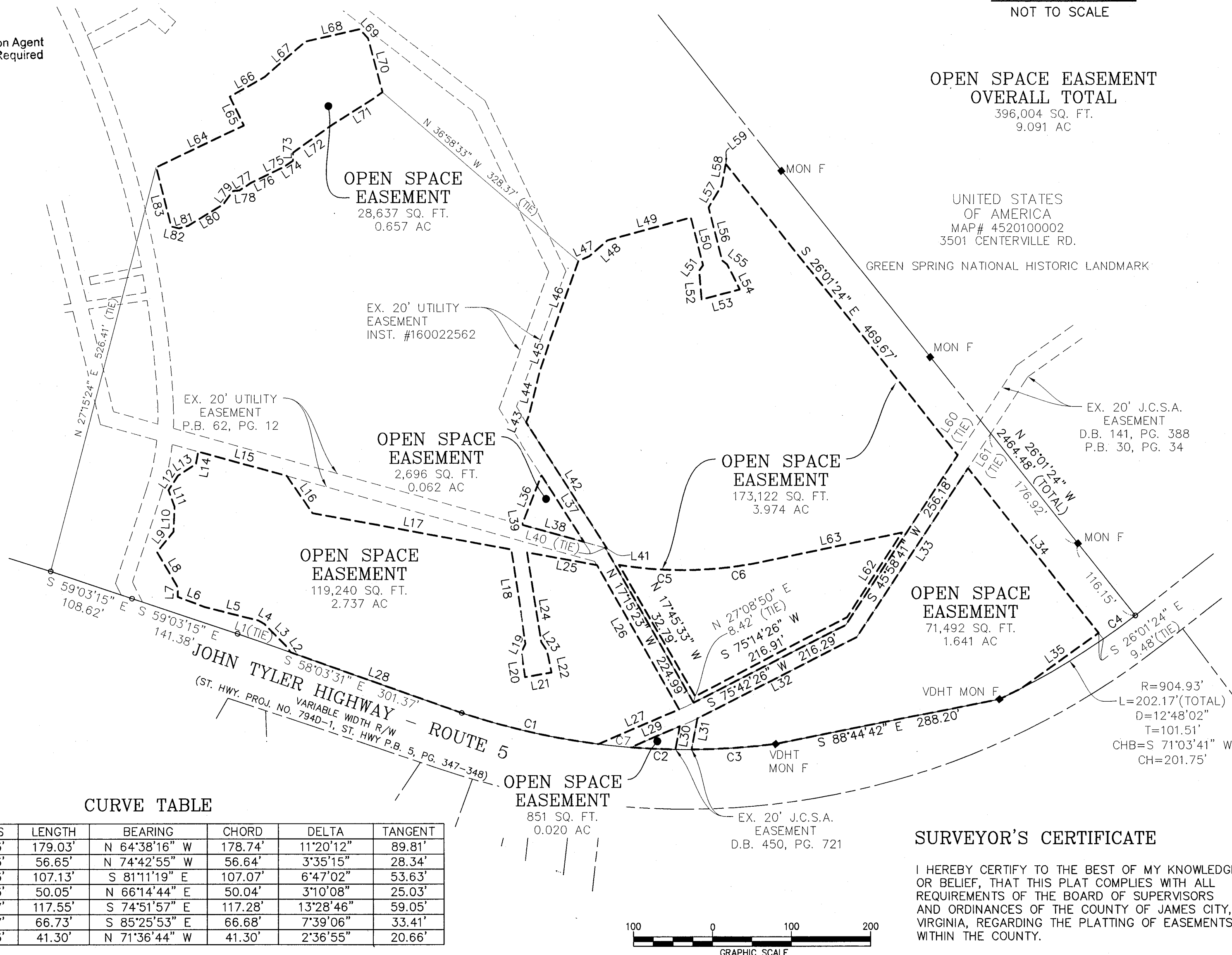


VICINITY MAP
NOT TO SCALE

OPEN SPACE EASEMENT
OVERALL TOTAL
396,004 SQ. FT.
9.091 AC

UNITED STATES
OF AMERICA
MAP # 4520100002
3501 CENTERVILLE RD.

GREEN SPRING NATIONAL HISTORIC LANDMARK



CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA	TANGENT
C1	904.83'	179.03'	N 64°38'16" W	178.74'	11°20'12"	89.81'
C2	904.83'	56.65'	N 74°42'55" W	56.64'	3°35'15"	28.34'
C3	904.83'	107.13'	S 81°11'19" E	107.07'	6°47'02"	53.63'
C4	904.93'	50.05'	N 66°14'44" E	50.04'	3°10'08"	25.03'
C5	499.67'	117.55'	S 74°51'57" E	117.28'	13°28'46"	59.05'
C6	499.67'	66.73'	S 85°25'53" E	66.68'	7°39'06"	33.41'
C7	904.83'	41.30'	N 71°36'44" W	41.30'	2°36'55"	20.66'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE OR BELIEF, THAT THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF EASEMENTS WITHIN THE COUNTY.

Bowman
© Bowman Consulting Group, Ltd.
Phone: (804) 614-3240
www.bowman.com
947 MYERS STREET, SUITE B
RICHMOND, VIRGINIA 23230

REVISION	DATE	DESCRIPTION
1	8/8/88	ADDRESS COUNTY COMMENTS

PLAT SHOWING
VARIABLE WIDTH OPEN SPACE EASEMENT
ON THE PROPERTY OF
RIVERSIDE HEALTHCARE ASSOCIATES, INC.
DEED BOOK 726 AT PAGE 629
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
CRAIG S. MACAULAY
Lic. No. 3124
02/21/2025
LAND SURVEYOR

DRAWN: MRJ	CHK: CSM	QC: CSM
SCALE: 1" = 100'		
PROJ No. 009316-01-009		
TASK No. 001		
DATE: 02/21/2025		
SHEET		
1 OF 1		