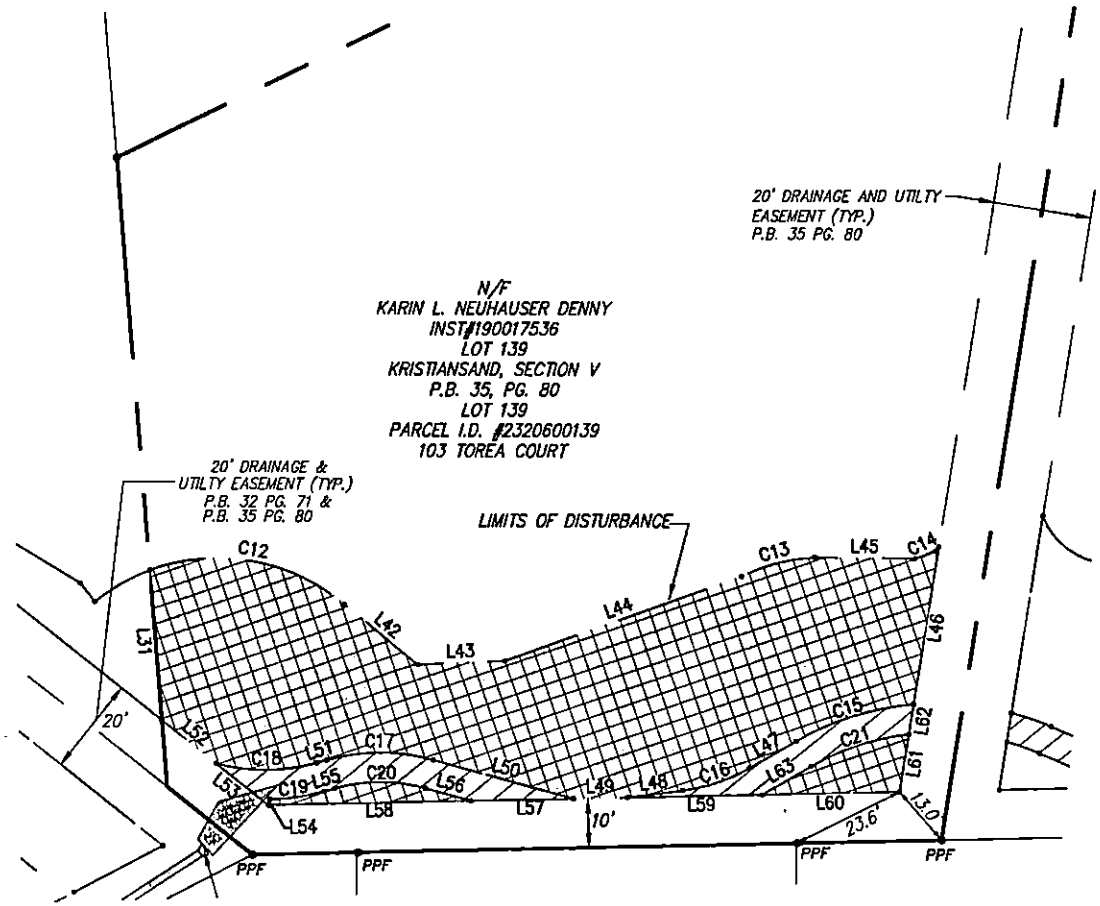


COMMONWEALTH OF VIRGINIA
W. CHASE GROGG
Lic. No. 3845
7/28/2026
LAND SURVEYOR

TEMPORARY CONSTRUCTION AND ACCESS EASEMENT 5,568 S.F.

PERMANENT DRAINAGE EASEMENT TO JAMES CITY COUNTY 616 S.F.

VA STATE PLANE SOUTH ZONE (GPS DERIVED)

SHEET 1 OF 2

EXHIBIT SHOWING EASEMENTS TO BE GRANTED TO
JAMES CITY COUNTY
FROM
KARIN L. NEUHAUSER DENNY
LOT 139, SECTION V, KRISTIANSAND

JAMES CITY COUNTY VIRGINIA

DATE: 7/28/2026
SCALE: 1"=30'
JOB# 25-302
CAD File
25-302ESMTS.dwg

LandTech Resources, Inc.
ENGINEERING & SURVEYING CONSULTANTS
205E Bulifants Blvd., Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C12	40.54'	42.57'	23.48'	40.64'	S16°21'59"E	60°09'42"
C13	37.87'	15.67'	7.95'	15.56'	S40°45'21"E	23°42'35"
C14	11.94'	5.45'	2.77'	5.40'	S52°14'50"E	26°07'35"
C15	58.10'	25.34'	12.88'	25.14'	N43°41'41"W	24°59'41"
C16	36.23'	14.41'	7.30'	14.32'	N44°47'40"W	22°47'43"
C17	41.03'	22.20'	11.38'	21.93'	N26°16'15"W	31°00'27"
C18	39.54'	20.87'	10.68'	20.63'	N26°39'08"W	30°14'42"
C19	45.54'	11.39'	5.73'	11.36'	S34°36'24"E	14°20'10"
C20	35.03'	18.96'	9.72'	18.72'	S26°16'15"E	31°00'27"
C21	52.10'	21.21'	10.75'	21.06'	S44°31'45"E	23°19'33"

LINE	BEARING	DISTANCE
L31	N59°14'41"E	30.79'
L42	S12°52'57"W	19.46'
L43	S28°33'12"E	17.83'
L44	S45°53'21"E	51.45'
L45	S25°35'15"E	20.48'
L46	S72°56'40"W	32.60'
L47	N56°11'31"W	11.19'
L48	N33°23'48"W	11.36'
L49	N27°26'31"W	11.08'
L50	N10°50'02"W	29.75'
L51	N41°46'29"W	2.19'
L52	N12°04'46"E	14.28'
L53	S12°04'46"W	13.55'
L54	N81°45'12"E	1.17'
L55	S41°46'29"E	2.19'
L56	S10°46'02"E	9.60'
L57	S27°26'31"E	21.03'
L58	S27°20'39"E	41.70'
L59	S27°26'31"E	27.51'
L60	S27°26'31"E	28.14'
L61	N72°56'40"E	11.96'
L62	N72°56'40"E	6.21'
L63	S56°10'58"E	11.59'

COMMONWEALTH OF VIRGINIA
W. CHASE GROGG
Lic. No. 3845
7/28/2026
LAND SURVEYOR

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STATE OF VIRGINIA
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY
THIS 15 DAY OF October, 2026
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO
THE RECORD AS THE LAW DIRECTS AT 10:28 AM/~~PM~~
INSTRUMENT # 202613371

TESTE: ELIZABETH E. O'CONNOR, CLERK

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