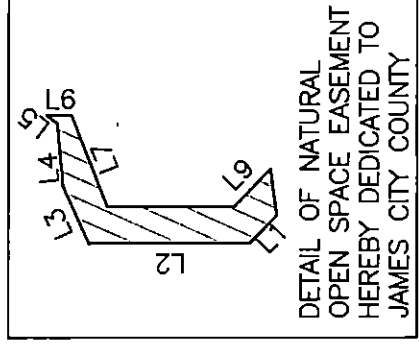


LINE	BEARING	DISTANCE
L1	N 25°04'50" W	21.90'
L2	N 21°01'18" E	89.76'
L3	N 86°05'44" E	34.99'
L4	S 74°11'38" E	34.52'
L5	S 58°21'02" E	7.58'
L6	S 20°33'42" W	13.85'
L7	S 89°11'00" W	54.25'
L9	S 25°04'50" E	28.95'
L10	N 00°08'28" E	149.19'
L11	S 89°51'32" E	20.00'
L12	S 00°08'28" W	182.50'
L13	N 30°50'30" W	38.85'



**ADDRESS:**  
 3825 ROCHAMBEAU DRIVE  
 JAMES CITY COUNTY, VIRGINIA

EXHIBIT SHOWING NATURAL OPEN SPACE ADJUSTMENT  
**PIN: 1310100003B**  
**3825 ROCHAMBEAU DRIVE**  
 JAMES CITY COUNTY VIRGINIA

**LandTech Resources, Inc.**  
 Engineering and Surveying Consultants  
 205 Bullfants Blvd., Suite E, Williamsburg, Virginia 23188  
 Telephone: 757-565-1677 Fax: 757-565-0782  
 Web: landtechresources.com

REFERENCES:  
 INST. #190006391  
 INST. #200011244

DATE: 10/07/20  
 SCALE: 1"=100'  
 JOB# 17-574  
 CAD File 17-574 CON.dwg

VIRGINIA STATE ROUTE 30  
 ROCHAMBEAU DRIVE  
 250' PUBLIC R/W  
 (INST #030001378)

EXISTING 20'x40' VDOT  
 MAINTENANCE AND ACCESS  
 EASEMENT

EXISTING JCSA UTILITY  
 EASEMENT

EXISTING NATURAL OPEN  
 SPACE EASEMENT  
 (INST. #200011244)

RPA SHOWN PER FIELD  
 DELINEATED WETLANDS

NATURAL OPEN SPACE  
 EASEMENT HEREBY DEDICATED  
 TO JAMES CITY COUNTY  
 (AREA=3,160 S.F.±)

FIELD LOCATED WETLANDS  
 DELINEATED BY ROTH  
 ENVIRONMENTAL

NATURAL OPEN SPACE  
 EASEMENT TO BE VACATED  
 (AREA=3,316 S.F.±)

EX. VARIABLE WIDTH  
 JCSA UTILITY EASEMENT  
 (INST.#140008664)

FIELD LOCATED WETLANDS DELINEATED  
 BY ROTH ENVIRONMENTAL

RECORD MERIDIAN  
 INST. #190006391