PIN 5020100093

NOT RECORDED COPY
JCC GIS/MAPPING COPY

STATE OF VIRGINIA, COUNTY OF JAMES CITY

In the Clerk's Office of the Circuit Court of the County of James City this _____ day of _____, 1980. The map shown hereon was presented and admitted to the record as the law directs.

Teste: _____, Clerk

Plat Book: _____ Page, _____

I certify that this Subdivision Plat was made by me at the direction of the owner, and that the subdivision is entirely within the boundaries of land covered by deed duly of record in the Clerk's Office of the Circuit Court of James City County, Virginia in the following Plat Book:
Plat Book 35, Page 24

This Subdivision as it appears on this plat conforms to the applicable regulations relating to the subdivision of land.

LANGLEY AND McDONALD

By John F. Hunt Jr.

This Subdivision of Property of Louis C. Goodfarb, as the same appears on this plat is with free consent and in accordance with the desires of the undersigned Owner.

LOUIS C. GOODFARB

By Louis C. Goodfarb

Attest _____

STATE OF TO WIT:
CITY OF

I, _____ a Notary Public in and for the County and State aforesaid do hereby certify that _____ whose names are signed to the foregoing writing bearing date on the _____ day of _____ have acknowledged the same before me in my County and State aforesaid.

Given unto my hands this _____ day of _____.

Notary Public

CERTIFICATE OF APPROVAL

This Subdivision approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

Date _____ Agent of Governing Body

STATE OF VIRGINIA, COUNTY OF JAMES CITY

COMMONWEALTH OF VIRGINIA
JOHN F. HILL JR.
License No. 1013
LAND SURVEYOR

RIGHT-OF-WAY PACKETS COURT (PB 34, PG 45)

N 40°34'44" W 60.00

TO KINGSMILL RD

CONTAINS ESMTS FOR FACILITIES OF NEWPORT NEWS WATER VEPCO C&P

30' UTILITY ESMT. DEDICATED TO JAMES CITY SERVICE AUTH. (PB 32, PG 38) ABANDONED DB 90 PG 725 & 726

60' R/W PACKETS COURT EXT.

R=330.00'
Δ=06°03'57"
336209.42 N
2534856.74 E

TAN BEARING S 32°27'53" W

R=330.00' Δ=15°37'27" L=89.99' TAN BEARING S 85°32'46" E

Δ=23°20'34" L=134.44'

N 15°10'13" W 35.28' R

N 57°04'40" E 65.60'

N 32°58'20" W 236.64'

N/E G&G ASSOCIATES PB 35, PG 41

DENOTES LOCATION OF IRON PIN (TYP)

20' UTILITY EASEMENT (SANITARY SEWER) (PB 33, PG 72)

**SITE 20 X**
57,803 SQ. FT.
1.327 AC.
For mapping 20C

**SITE 20Y**
109,681 SQ. FT.
2.518 AC.
For mapping 20B

S 15°30'00" W 219.384'

N 15°30'00" E 124.22'

115.63'

N/E LOUIS C. GOODFARB PB 35, PG 86

234.085'

N 74°30'00" W 364.085'

330.00'

30' U.E.S.D. EASEMENT (PB 28, PG 58)

80.00'

TOTAL AREA OF 30' EASEMENT & 50' R/W = 1.081 AC.

30' COLONIAL PIPELINE CO. R/W (PB 28, PG 546) (CORR. PB 28, PG 198 & 20)

N 74°30'00" W 613.501'

CARTERS GROVE COUNTRY ROAD R/W (PB 27, PG 30)

30' DRAINAGE EASEMENT RETAINED BY BUSCH PROPERTIES, INC.

NOTE
COORDINATES ARE IN FEET AND REFER TO VA PLANE COORD GRID SYSTEM SOUTH ZONE

N 31°42'06" E 298.081'

335678.76 N
2535098.18 E

AREA NOT INCL. IN INDICATED AREA OF 1.081 AC.

TAN BEARING N 31°42'06" E

46.50'

N/F BUSCH PROPERTIES INC. PB 33, PG 73

R=1382.40' Δ=21°05'22"

335812.78 N
2535406.67 E

NOTE: THIS PLAT SUPERSEDES PLAT RECORDED IN P.B. 35; PG. 24

PT "B" PLAT OF KINGSMILL ROAD RIGHT-OF-WAY AND DRAINAGE EASEMENTS D.B. 31, PG. 19

KINGSMILL ROAD 114' R/W TO ROUTE 60

NOV 1980 RECEIVED PLANNING DEPARTMENT

PLAT OF SITE 20-X & 20-Y
BEING A SUBDIVISION OF
SITE 20 OF
LOUIS C. GOODFARB

BUSCH CORPORATE CENTER
JAMES CITY COUNTY, VIRGINIA

NOVEMBER 5, 1980 (5C-2)(9-20)
SCALE 1" = 40 Added 200,200

REVISED: NOV. 11, 1980 CASE S-59-80

Langley and McDonald
ENGINEERS • PLANNERS • SURVEYORS
VIRGINIA BEACH, VIRGINIA