

PARCEL 1A
(P.B. 49, PG. 69)

PRIVATE INGRESS/EGRESS EASEMENT
FOR PARCEL 12
(AREA = 12,534 SQ.FT. or 0.288 AC.)
(M.B. PG.)

MATCH LINE
SHEET 1

15' VIRGINIA POWER
EASEMENT (TYP.)

ADDITIONAL LAND
SEE NOTE 1 - SHEET NO.1

MATCH LINE SHEET 2
QUEENS CROSSING

QUEENS PATH
COMMON ELEMENT

ADDITIONAL LAND
SEE NOTE 1 - SHEET NO.1

WAY

PHASE ONE
AREA = 7.127 AC.
or 310,441 SQ.FT.

VARIABLE WIDTH
DRAINAGE EASEMENT

LAKE

SEE DETAIL
SHEET NO.2

RECREATION AREA

PHASE ONE
AREA = 7.127 AC.
or 310,441 SQ.FT.

YANCEY
(O.B. 61, PG. 201)
(P.B. 16, PG.15)

EXHIBIT #1 PHASE ONE
LAFONTAINE CONDOMINIUMS
AT
WILLIAMSBURG CROSSING
PHASE ONE
FOR
THE FRANCISCUS COMPANY

JAMESTOWN DISTRICT JAMES CITY COUNTY, VIRGINIA

Hassell & Folkes, P.C. Engineers Surveyors Planners Chesapeake, VA. 23320 (804) 547-9531	CONTRACT NO	DISK/BOX 65/13	FILENAME LFWCRSS.ZIP	REV.
SCALE: 1" = 50'	DATE 08/16/96	SHEET 3 of 4		

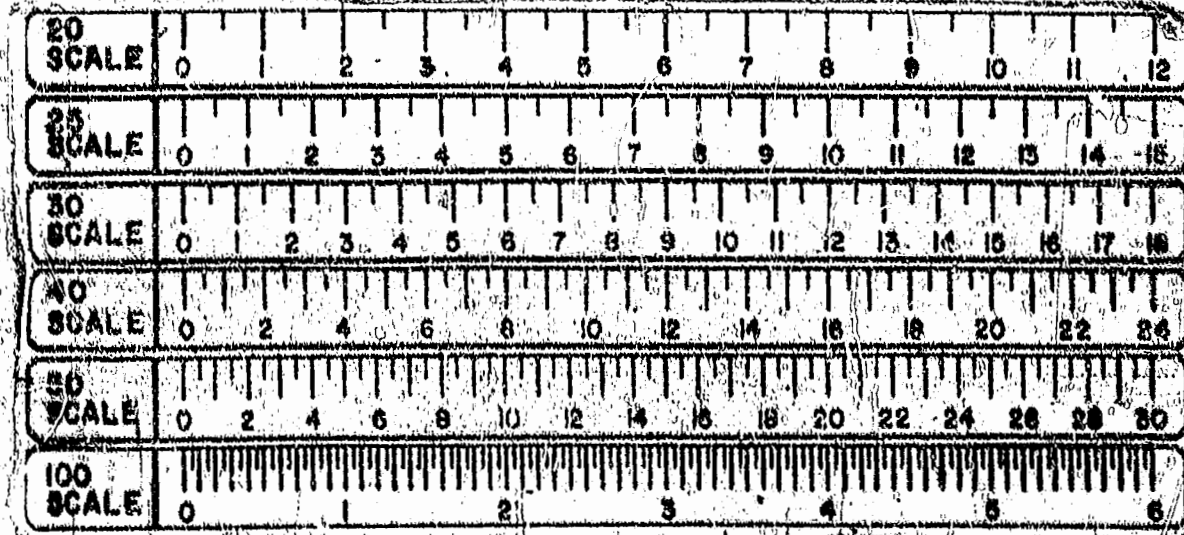
Nº	DELTA	RADIUS	LENGTH	TANGENT
1	30°48'30"	957.73'	514.98'	263.88'
2	20°05'48"	273.50'	95.93'	48.46'
3	44°59'39"	655.00'	514.37'	271.27'
4	90°00'00"	3.00'	4.71'	3.00'
5	84°15'39"	5.00'	7.35'	4.52'
6	30°52'52"	222.00'	119.65'	61.32'
7	32°49'57"	282.00'	161.60'	83.08'
8	11°45'12"	25.00'	5.13'	2.57'
9	11°06'15"	25.00'	4.86'	2.44'
CHORD BEARING CURVE NO.9 - N54°19'27"E 5.12'				
10	07°37'55"	50.00'	6.66'	3.34'
11	06°44'32"	50.00'	5.88'	2.95'
12	03°44'21"	20.00'	2.00'	1.00'



Recorded 2nd day of December, 1996

PLAT RECORDED IN
DE 65 PAGE 59-62

D.B. No. 881



C:\ACAD\12\LAFONTAINE\CONDO\WILLIAMSBURG CROSSING-FINAL PLOT