

#030005069

89 PAGE 44

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	4°22'08"	4444.70	347.90	174.04	347.62	N61°16'13"E
C2	81°12'49"	25.09	25.71	14.79	25.48	N22°54'10"E
C3	58°24'38"	25.60	24.61	13.41	23.83	N35°54'27"W
C4	5°40'37"	884.00	87.19	43.83	87.15	N88°57'09"W
C5	33°39'10"	940.00	851.11	283.73	843.25	S82°59'38"E
C6	44°28'07"	600.00	620.20	328.83	604.79	S58°24'28"E
C7	9°03'30"	2880.79	461.07	231.03	450.88	S13°57'18"W
C8	18°58'49"	1934.88	873.98	289.12	571.88	S27°01'28"W
C9	8°43'53"	955.00	112.20	56.16	112.13	S20°10'53"W

N/F
NEW TOWN ASSOCIATES, LLC
REMAINDER OF
TAX MAP NO. (38-4)(1-50)
#5216 MONTICELLO AVENUE
L.R. #000012573
(REMAINING AREA 190.42 AC.±)

N/F
NEW TOWN ASSOCIATES, LLC
REMAINDER OF
TAX MAP NO. (38-4)(1-50)
#5216 MONTICELLO AVENUE
L.R. #000012573
(REMAINING AREA 190.42 AC.±)

PARCEL 2
A PORTION OF FORMER
TAX MAP NO. (38-4)(1-50)
#5216 MONTICELLO AVENUE
ZONED: MU (WITH PROFFERS)
AND R-B (WITH PROFFERS)
AREA=84.36 ACRES±

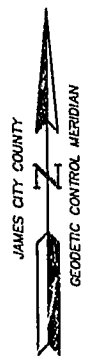
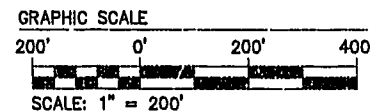
N/F
WHS LAND HOLDINGS, LLC
TAX PARCEL (38-4)(1-3)
P.B. 85, PG. 16
L.R. #020004035
#5224 MONTICELLO AVENUE
AREA=25.520 ACRES±

N/F
PHILIP RICHARDSON
COMPANY, INC.
TAX PARCEL (38-4)(1-55)
P.B. 85, PG. 16
L.R. #020004035
#5220 MONTICELLO AVENUE

PARCEL 3
ZONED: MU (WITH PROFFERS)
RB (WITH PROFFERS)
AND M1
AREA=2.89 ACRES±

*NOTE: DISTANCE L1 WAS ERRONEOUSLY SHOWN IN P.B. 80, PG. 80 AS 28.40'. THIS DISTANCE IS HEREBY CORRECTED BY THIS PLAT TO BE 25.46'.

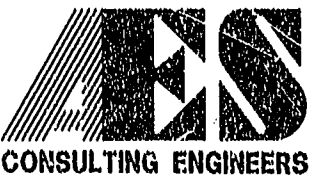
LINE TABLE		
LINE	LENGTH	BEARING
L1	25.46	S62°03'40"E
L2	384.82	S55°21'10"E
L3	83.48	S12°48'52"W
L4	7.03	N82°42'08"W
L5	12.33	S52°17'52"W
L6	189.02	N82°42'08"E
L7	16.29	N07°30'38"E
L8	61.70	N58°50'52"W
L9	103.98	N78°12'33"W
L10	35.84	N63°05'46"W
L11	142.34	N78°44'48"W
L12	88.51	N62°53'03"W
L13	50.15	N59°44'01"W
L14	48.17	N86°34'39"W
L15	23.27	N82°42'08"W
L16	21.91	N17°21'30"W
L17	146.49	N18°08'22"W
L18	6.43	N82°42'08"W
L19	166.00	N07°17'52"E
L20	52.97	N82°42'08"W



EXISTING VEPGO
POLE LINE
EASEMENT
D.B.33, PG.84

EXISTING VARIABLE
WIDTH UTILITY
EASEMENT
D.B.106, PG.600
D.B.132, PG.263
D.B.132, PG.523

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
OF THE COUNTY OF JAMES CITY, THIS 18
DAY OF February, 2003, THE PLAT SHOWN
HEREON WAS PRESENTED AND ADMITTED TO THE
RECORD AS THE LAW DIRECTS.
TESTE: *Cathy S. Woolfjidge*
CLERK
PLAT BOOK 89, PAGE 44



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION AND
LOT LINE EXTINGUISHMENT
SHOWING PARCELS "2" AND "3"
OWNED BY NEW TOWN ASSOCIATES, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

DESIGNED AES	DRAWN JFS
Scale 1" = 200'	Date 1/8/03
Project No. 0632-E1	
Drawing No. 2 OF 2	