

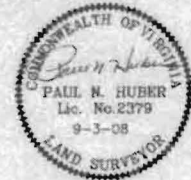
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	338.60	28.89'	14.45'	4°53'14"	N27°29'28"E	28.89'
C2	333.00'	162.85'	83.08'	28°01'13"	N13°45'31"E	161.23'
C3	37.00'	56.02'	34.95'	86°45'02"	N49°08'35"E	50.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N05°46'04"E	63.26'
L2	S09°00'03"W	100.64'



• DENOTES ROD FOUND
 ● DENOTES ROD SET

- NOTES:**
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER, THEREFORE ALL EXISTING EASEMENTS MAY NOT BE SHOWN.
 2. PROFFERS RECORDED IN DB.820 PG.168 AND INST. NO. 060015224 AFFECT SUBJECT PROPERTY.
 3. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 4. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
 5. TAX MAP NUMBER: PORTION OF 3210100012
 6. ADDRESS: 4615 OPPORTUNITY WAY
 7. ZONING INFORMATION: PL (PUBLIC LANDS)
 8. TOTAL PARCEL ACREAGE: 496 ACRES. ACREAGE OF NEW PARCEL: 54.177 ACRES.
 9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.
 10. EASEMENTS DENOTED AS JCC UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT FROM ANY CAUSE.



PLAT SHOWING 54.177 ACRES OF LAND LYING SOUTH OF OPPORTUNITY WAY AND WEST OF HUMELINE PARKWAY ~ ROUTE 199

Powhatan District	James City County, Va
DATE: JULY 22, 2008	SCALE: 1"=200'
SHEET: 2 OF 2	I.N.: 26597
DRAWN BY: MSF/RLW	CHECK BY: MCS
REVISED: 9-3-08 (OO COMMENTS)	

