

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	S43°43'01"W	265.63'
EL2	S11°57'23"E	243.72'
EL3	S26°40'40"W	59.51'
EL4	S42°17'54"W	262.97'
EL5	S78°26'52"W	221.32'
EL6	N10°31'17"E	45.00'
EL7	N79°28'43"W	175.00'
EL8	S69°06'06"W	134.82'
EL9	N33°04'07"W	75.00'
EL10	S56°55'53"W	323.03'
EL11	S70°09'43"W	240.38'
EL12	N11°24'53"W	50.00'
EL13	S78°35'07"W	280.52'

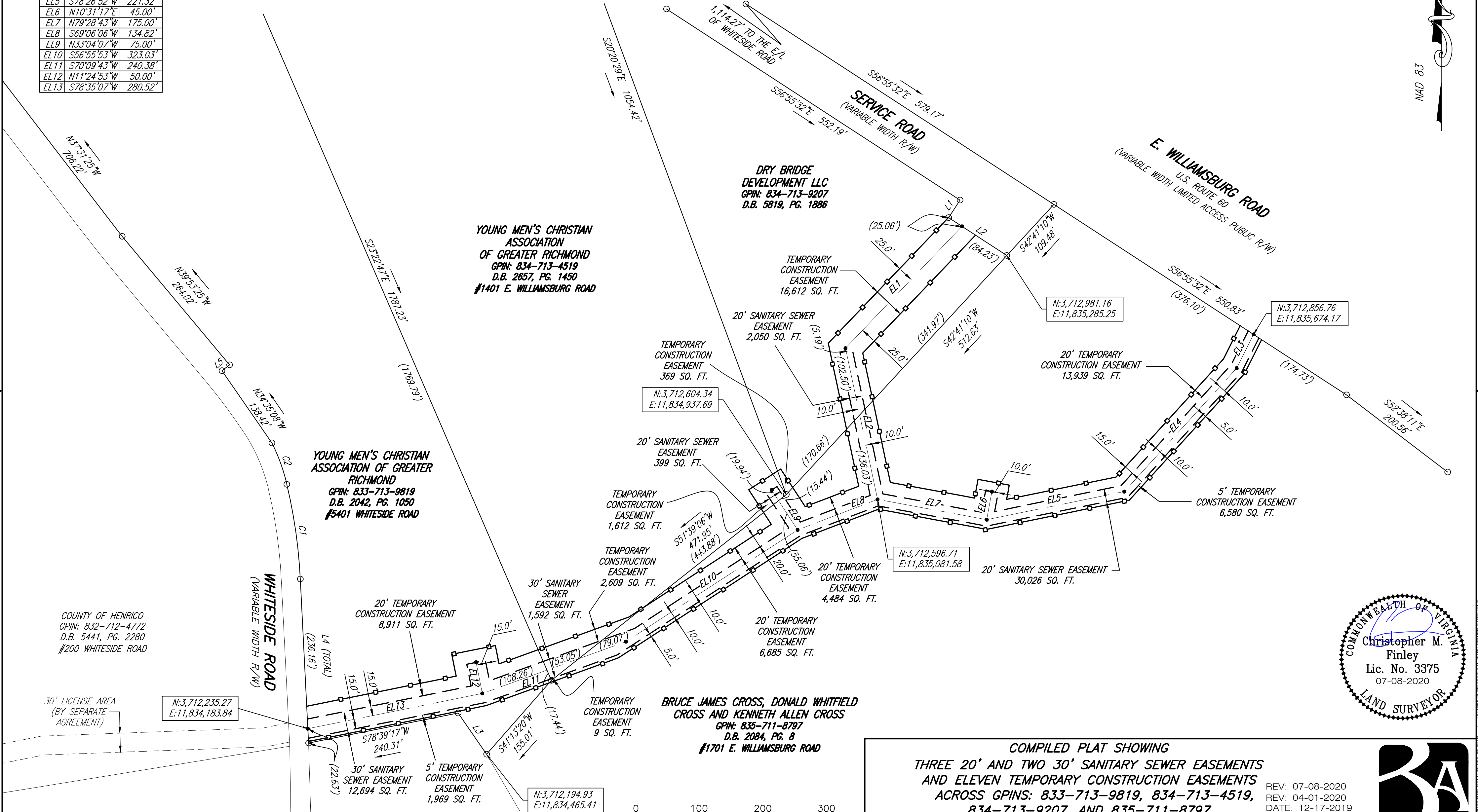
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S33°04'28"W	33.00'
L2	S56°55'32"E	109.29'
L3	N34°35'08"W	78.97'
L4	N02°52'46"W	258.79'
L5	N52°28'35"E	15.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	820.94'	151.08'	N08°07'03"W	150.86'	10°32'39"
C2	305.24'	69.49'	S19°54'44"E	69.34'	13°02'40"

NOTE: THIS PLAT WAS COMPILED FROM DEEDS/PLATS OF RECORD WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. NO IMPROVEMENTS AND NOT ALL EASEMENTS MAY BE SHOWN.

PROPOSED EASEMENT TIES ARE REPRESENTED IN SINGLE PARENTHESIS (XX.XX')

EASEMENT BEARINGS AND DISTANCES ARE TO ϕ OF SANITARY SEWER EASEMENT.



YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER RICHMOND
 GPIN: 834-713-4519
 D.B. 2657, PG. 1450
 #1401 E. WILLIAMSBURG ROAD

DRY BRIDGE DEVELOPMENT LLC
 GPIN: 834-713-9207
 D.B. 5819, PG. 1886

YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER RICHMOND
 GPIN: 833-713-9819
 D.B. 2042, PG. 1050
 #5401 WHITESIDE ROAD

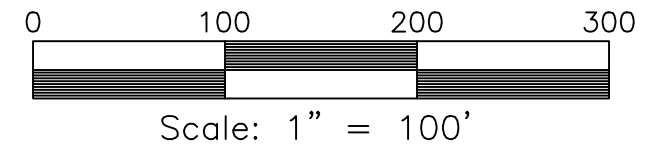
COUNTY OF HENRICO
 GPIN: 832-712-4772
 D.B. 5441, PG. 2280
 #200 WHITESIDE ROAD

30' LICENSE AREA (BY SEPARATE AGREEMENT)
 N:3,712,235.27
 E:11,834,183.84

EDWARD B. & DONALD NASH ET AL
 GPIN: 833-711-3090
 D.B. 5093, PG. 2040
 #300 WHITESIDE ROAD

EDWARD B. & DONALD NASH ET AL
 GPIN: 833-711-3090
 D.B. 5093, PG. 2040
 #300 WHITESIDE ROAD

BRUCE JAMES CROSS, DONALD WHITFIELD CROSS AND KENNETH ALLEN CROSS
 GPIN: 835-711-8797
 D.B. 2084, PG. 8
 #1701 E. WILLIAMSBURG ROAD



COMPILED PLAT SHOWING
THREE 20' AND TWO 30' SANITARY SEWER EASEMENTS
AND ELEVEN TEMPORARY CONSTRUCTION EASEMENTS
ACROSS GPINS: 833-713-9819, 834-713-4519,
834-713-9207, AND 835-711-8797
 VARINA DISTRICT
 COUNTY OF HENRICO, VIRGINIA
 PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
 ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
 15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.com

REV: 07-08-2020
 REV: 04-01-2020
 DATE: 12-17-2019
 SCALE: 1" = 100'
 JOB: 54170317.00
 DRAWN BY: BCH
 CHECKED BY: CMF
 SHEET 1 OF 1

BALZER & ASSOCIATES

NAD 83