BATTERY PLACE
(80' R/W)

IRF(BENT)

N37°34'00"W 474.58'

10'

N: 3613444.5100
E: 11800156.3793

NAD 83

DONNA B. PRITCHETT - LIFE ESTATE
PARCEL ID#3000010E018
ZONE: R2
D.B. 286, PG. 8270
COLONIAL HEIGHTS CIRCUIT COURT

MICHAEL & TERESA CHERRY
PARCEL ID#: 3000010E017
ZONE: R2
D.B. 282, PG. 9686
COLONIAL HEIGHTS CIRCUIT COURT

WILLIAM K. THIBAULT & LORI S. THIBAULT
PARCEL ID#3000010E016
ZONE: R2
DEED BOOK AND PAGE NOT DETERMINED

18 17 16 15

S52°27'39"W 197.71'

N52°27'39"E 207.45'

PROPOSED VARIABLE WIDTH UTILITY EASEMENT

N39°20'24"W 50.04'

IRF

COLONIAL HEIGHTS SUBDIVISION
BLOCK E

S64°02'26"E 56.01'

THE CITY OF COLONIAL HEIGHTS
PARCEL ID#: 3000010E037
COLONIAL HEIGHTS SUBDIVISION
BLOCK E, LOTS 7-14, 30-37
231 CHESTERFIELD AVE.
ZONE: BB
D.B. 281, PG. 917
COLONIAL HEIGHTS CIRCUIT COURT

27 28 29

JOHN M & HILDA A. HUBBARD
PARCEL ID#3000010E027
ZONE: R2
D.B. 257, PG. 380
COLONIAL HEIGHTS CIRCUIT COURT

MARGARET ANN F DANCE
PARCEL ID#3000010E028
ZONE: R2
DEED BOOK AND PAGE NOT DETERMINED

LYNDSEY N. HODGKINS
PARCEL ID#3000010E029
ZONE: R2
D.B. 279, PG. 4164
COLONIAL HEIGHTS CIRCUIT COURT

S52°37'53"W 200.02'

N52°37'53"E 166.55'

NOTES

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS, COVENANTS AND/OR RESTRICTIONS RECORDED
2. THIS PLAT IS BASED ON A SURVEY DATED DECEMBER 02, 2011 BY NXL.
3. PHYSICAL FEATURES ARE NOT SHOWN AS PART OF THIS PLAT.

IPF

IRF 10'

600.13' S37°46'50"E

CHESTERFIELD AVENUE
(40' R/W)

N: 3613647.5041
E: 11800503.6305

CITY OF COLONIAL HEIGHTS
PARCEL ID # 30000200001
ZONE: B3
D.B. 201, PG. 402
COLONIAL HEIGHTS CIRCUIT COURT

BOULEVARD
(VARIABLE WIDTH R/W)

COMMONWEALTH OF VIRGINIA
William E. Henley
Lic. No. 036236
8-23-12
PROFESSIONAL ENGINEER

GRAPHIC SCALE
0 50' 100'

JOB #: 101112

PLAT SHOWING A PROPOSED VARIABLE WIDTH UTILITY EASEMENT ALONG THE SOUTH SIDE OF LOTS 7-14, 30-37, BLOCK E OF COLONIAL HEIGHTS SUBDIVISION PARCEL #3000010E037

CITY OF COLONIAL HEIGHTS
DEPARTMENT OF PUBLIC WORKS
ENGINEERING & DEVELOPMENT DIVISION
201 JAMES AVENUE | COLONIAL HEIGHTS, VA. 23834
TEL 804.520.9334 FAX 804.520.9237
www.colonial-heights.com

		DATE	REVISION
DATE:	JULY 18, 2012	---	---
SCALE:	1" = 50'	---	---
DRAWN:	S. EDWARDS	---	---
CHECKED:	B. COPPLE	---	---