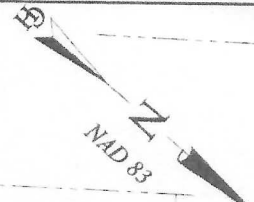


BATTERY PLACE
(80' R/W)



LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00	N 16°20'50"W
L2	44.41'	N 76°04'04"E
L3	42.95'	N 72°59'31"E
L4	96.00'	S 21°37'33"E
L5	23.27'	S 37°46'20"E
L6	69.86'	S 44°30'52"E
L7	41.92'	S 49°52'23"E
L8	10.00'	S 40°07'37"W
L9	42.08'	N 49°52'23"W
L10	70.20'	N 44°30'52"W
L11	25.28'	N 37°46'20"W
L12	97.28'	N 21°37'31"W
L13	121.09'	N 67°53'28"W
L14	44.52'	S 76°04'04"W

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 NXI.
3. PHYSICAL FEATURES ARE NOT SHOWN AS PART OF THIS PLAT.

THE CITY OF COLONIAL HEIGHTS
ID# 3000010E037
COLONIAL HEIGHTS SUBD.
BLOCK E, LOTS 7-14 30-57
231 CHESTERFIELD AVE.
ZONE B3
D.B. 281, PG. 917

COLONIAL HEIGHTS SUBDIVISION,
BLOCK E

HAROLD & DONNAROYE
& ROYE JOINT LIVING TRUST
LOTS 5-5
ID# 3000010E005
ZONE R2
D.B. 286, PG. 4651

VICTOR & DEBORAH JOHNSON
PARCEL ID# 3000050000B
CARTERETTE SUBD., LOT B
ZONE R2
NO DEED BOOK FOUND

N. 3614107.86
E. 11799993.81

PROPOSED
VARIABLE WIDTH
UTILITY EASEMENT

DUPUY AVE.
(VARIABLE WIDTH R/W)

WAWA INC.
ID# 27001000093
WAWA FLAGSTOP
SUBD., LOT 3
ZONE B3
P.B. 5, PG. 76

CHESTERFIELD AVE.
(40' R/W)

BOULEVARD
(VARIABLE WIDTH R/W)

LEE AVE.
(70' R/W)

CITY OF COLONIAL HEIGHTS
ID# 39000100100
COLONIAL HEIGHTS EXT.
LOTS 99-100
ZONE B3
P.B. 3, PG. 60

CITY OF COLONIAL HEIGHTS
ID# 39000100064
COLONIAL HEIGHTS EXT.
LOTS 63-64
ZONE B3
P.B. 3, PG. 60

HOWARD & TERRI GRUBB
ID# 39000100504
ZONE B3
D.B. 282, PG. 2703

WOODY & BERKLEY STAFFORD
ID# 3000010E002
ZONE R2
D.B. 273, PG. 4953
NO DEED BOOK FOUND

CONSTANCE MILZ
ID# 3000010E001
ZONE R2
D.B. 282, PG. 9380

J. WARREN WALLS, JR. &
LEIGH ANN BARRER-WALLS
ID# 30000500007
CARTERETTE SUBD., LOT C
ZONE R2
D.B. 273, PG. 4953

CITY OF COLONIAL HEIGHTS
ID# 30000500004
CARTERETTE SUBD., LOT A
ZONE R2
D.B. 291, PG. 2280

CITY OF COLONIAL HEIGHTS
ID# 30000500004
ZONE B3
D.B. 290, PG. 3174

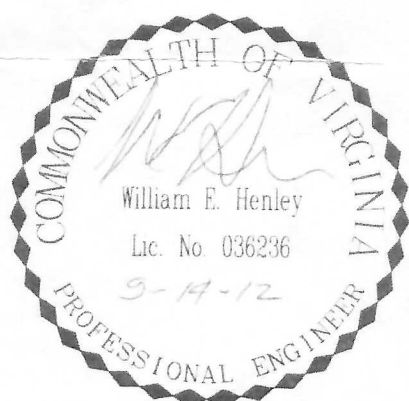
CITY OF COLONIAL HEIGHTS
ID# 3000050000B
ZONE B3
D.B. 290, PG. 3108

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

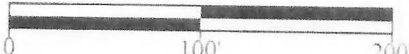
LAFAYETTE AVE.
(70' R/W)

N. 3613756.45
E. 11800542.34

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	02°24'47"	2016.15	84.91	42.5	84.90	N71°10'30"E
C2	00°30'31"	2016.15	17.89	8.9	17.89	N73°51'23"E
C3	88°06'25"	41.50	63.82	40.2	57.71	N61°50'09"W
C4	04°35'52"	552.50	44.34	22.2	44.32	S20°04'56"E
C5	08°12'21"	552.50	79.13	39.6	79.06	S45°50'27"E
C6	01°57'17"	4403.78	150.25	75.13	150.24	S48°57'59"E
C7	01°57'071"	4393.78	150.07	75.04	150.06	N48°57'55"W
C8	08°10'52"	562.50	80.32	40.23	80.25	N45°52'12"W
C9	02°25'36"	22006.15	84.97	42.5	84.96	S71°09'60"W



GRAPHIC SCALE



JOB # 101112

PLAT SHOWING A
PROPOSED VARIABLE WIDTH UTILITY
EASEMENT ALONG THE WEST SIDE OF
THE BOULEVARD AND ALONG THE
SOUTH SIDE OF DUPUY AVENUE.



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	SCALE	DRAWN	CHECKED	DATE	REVISION
JULY 26, 2012	1" = 100'	S. EDWARDS	B. COPPLE	9/14/12	PER CITY COMMENTS