#020009700

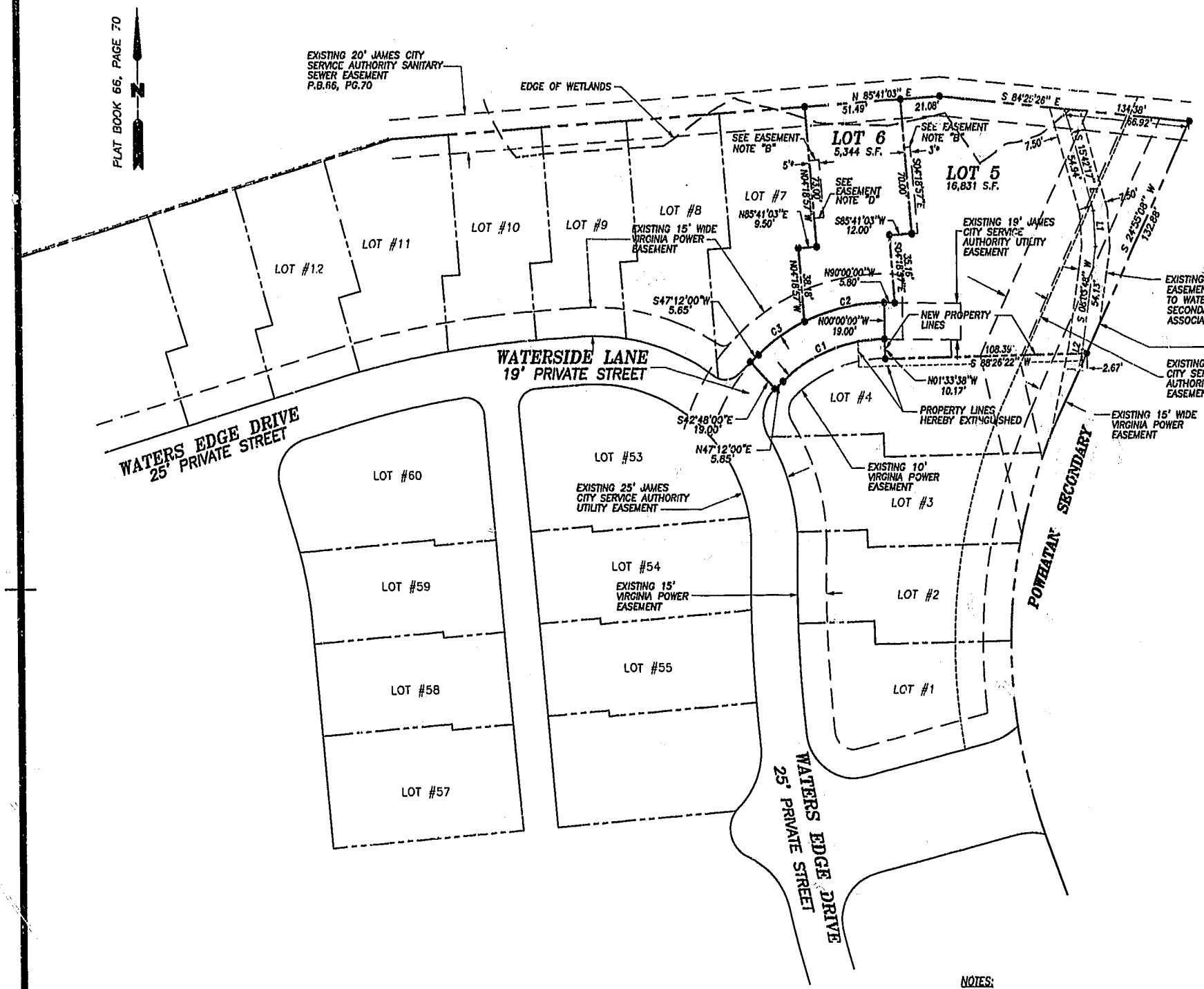
85 PAGE 80

SECOND AMENDED PLAT OF SUBDIVISION
WATERFORD AT POWHATAN SECONDARY

PHASE SIXTEEN
BERKELEY DISTRICT
JAMES CITY COUNTY , VIRGINIA

DATE: 10/21/98	SHEET 3 OF 3	SCALE: 1"=40'
PROJECT NO: 97-008	DRAWN BY: CADD	

SLEDD & ASSOCIATES, P.C.
ENGINEERS PLANNERS SURVEYORS
11832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23606
(757) 873-3386



COMMONWEALTH OF VIRGINIA
W. PAGE COCKRELL
NO. 001367
3/27/02
LAND SURVEYOR

* EASEMENT FOR THE BENEFIT OF THE ADJACENT LOT OWNER.

EASEMENT NOTES:

"A" EASEMENT TO BEGIN AT THE FENCE (AS CONSTRUCTED BY THE DEVELOPER) LOCATED NEAR THE FRONT OF THE BUILDING.

"B" EASEMENT TO TERMINATE 8.00' BEYOND THE REAR OF THE BUILDING AS CONSTRUCTED BY THE DEVELOPER.

"C" THE WIDTH OF THE PRIVATE DRAINAGE EASEMENT VARIES BETWEEN BUILDINGS AND WILL EXTEND TO 0.5' FROM THE BUILDING IN ORDER TO ELIMINATE ENCROACHMENTS.

"D" EASEMENT TO BEGIN AT FRONT EDGE OF DECK AS CONSTRUCTED BY THE DEVELOPER.

CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	44°26'44"	77.47'	60.10'	31.65'	58.60'	N68°07'11"E
C2	26°10'20"	96.47'	44.07'	22.42'	43.68'	S77°11'27"W
C3	18°04'22"	96.47'	30.43'	15.34'	30.30'	S55°04'06"W

LINE DATA

NUMBER	LENGTH	CHORD BEARING
L1	18.73'	S 03°17'02" E
L2	1.94'	S 12°06'42" W

NOTES:

1. LOTS 1 & 2 ARE PLATTED AS PHASE THIRTY-TWO (INSTRUMENT NO. 010018905, RECORDED OCT. 18, 2001, P.B. 83, PG. 57-59
2. LOTS 3 & 4 ARE PLATTED AS PHASE THIRTY-THREE (INSTRUMENT NO. 010020997, RECORDED NOV. 15, 2001, P.B. 83, PG. 89-91

GRAPHIC SCALE
0 40 80
SCALE: 1" = 40'

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on April 23, 2002 at 10:10 AM/PM. PB 85 PG 78-80
DOCUMENT # 020009700
BETSY B. WOOLRIDGE, CLERK
Donna Bassett, Dep. Clerk

PLAT BOOK 85, PAGE 80.

AMENDED: 02/20/02 WATERFORD PH.16 97-008