

#050014087

No.	Direction	Length	No.	Delta	Radius	Arc Length	Tangent	Chord
1	N77°41'01"E	40.55	1	7°34'44"	240.00	31.75	15.90	31.72 N34°59'08"E
2	N68°31'07"E	57.95	2	80°52'00"	25.00	35.28	21.30	32.43 S 91°14'18"E
3	S58°48'18"E	50.00	3	3°19'59"	1025.00	59.83	29.82	59.82 S51°20'18"W
4	S38°04'55"W (NR)	50.04	4	8°18'06"	656.18	94.93	47.55	94.93 N81°22'44"W
5	S49°40'17"E	50.24	5	11°12'14"	605.18	118.34	59.35	118.15 S82°49'53"E
6	N32°48'29"E	50.00	6	87°15'38"	25.00	38.07	23.83	34.50 S88°41'54"W
7	N72°10'59"W	100.07	7	31°29'50"	240.00	101.93	67.68	130.28 S27°19'10"W
8	S89°38'19"W	43.77	8	90°00'00"	25.00	39.27	25.00	35.36 S33°25'46"E
9	S19°53'27"W	78.08	9	48°14'01"	400.00	322.77	170.75	314.09 S65°18'45"E
10	S36°03'21"W	54.84	10	37°54'49"	350.00	231.60	120.22	227.40 S61°09'08"E
11	S68°10'46"W	58.64	11	53°58'05"	25.00	23.55	12.73	22.69 N82°54'24"E
12	S37°06'27"W (NR)	78.44	12	28°58'10"	60.00	301.53	70.59	S19°53'27"W
13	S41°54'12"W	8.03	13	53°58'05"	25.00	23.55	12.73	22.69 N49°07'30"W
14	S48°55'55"E	25.29	14	37°54'49"	400.00	284.89	137.30	259.89 N51°00'08"W
15	S80°58'33"E	33.33	15	48°14'01"	350.00	282.43	149.41	274.83 N55°18'44"W
16	S60°06'26"E	13.85	16	21°12'14"	656.18	242.47	122.64	241.09 N67°49'46"W
17	N56°49'41"W	40.03	17	21°12'14"	605.18	223.96	113.28	222.89 S87°49'46"E
18	N76°40'38"W	12.70	18	90°00'00"	25.00	39.27	25.00	35.36 N68°34'15"E
19	S78°25'44"E	10.00	19	31°29'50"	290.00	159.42	81.78	167.42 N27°19'10"E
20	S70°08'33"E	40.15	20	11°52'21"	240.00	49.78	24.96	49.64 N37°07'54"E
21	N70°08'33"W	40.15	21	45°00'00"	25.00	19.63	10.36	19.13 N79°04'15"E
22	N11°34'15"E	50.00	22	45°00'00"	25.00	19.63	10.36	19.13 N34°04'15"E
23	S49°40'17"E	46.99	23	8°22'00"	290.00	42.35	21.21	42.31 N38°53'05"E
24	S11°34'15"E	23.17	24	4°17'37"	240.00	17.98	9.00	17.98 N40°55'17"E
25	N56°49'41"W	20.13	25	3°18'14"	240.00	13.84	6.92	13.84 S41°24'55"W
26	N40°35'18"E	188.05	26	3°17'51"	350.00	20.14	10.07	20.14 S33°50'39"E
27	S40°35'18"W	188.70	27	20°42'49"	400.00	144.81	73.10	143.82 N51°00'21"W
28	N56°49'41"W	8.55	28	4°33'18"	656.18	52.09	26.06	52.07 N76°08'22"W
			29	21°12'14"	550.18	233.21	117.95	231.89 S87°49'46"E
			30	48°14'01"	375.00	302.60	150.08	294.46 S55°18'44"E
			31	37°54'49"	375.00	248.14	128.81	243.64 S61°09'08"E
			32	31°29'50"	285.00	145.68	74.73	143.85 N27°19'10"E
			33	11°52'21"	265.00	64.91	27.55	64.81 N37°07'54"E
			34	2°44'22"	265.00	12.87	6.34	12.87 N41°41'54"E
			35	9°08'00"	285.00	42.24	21.17	42.20 N36°45'44"E

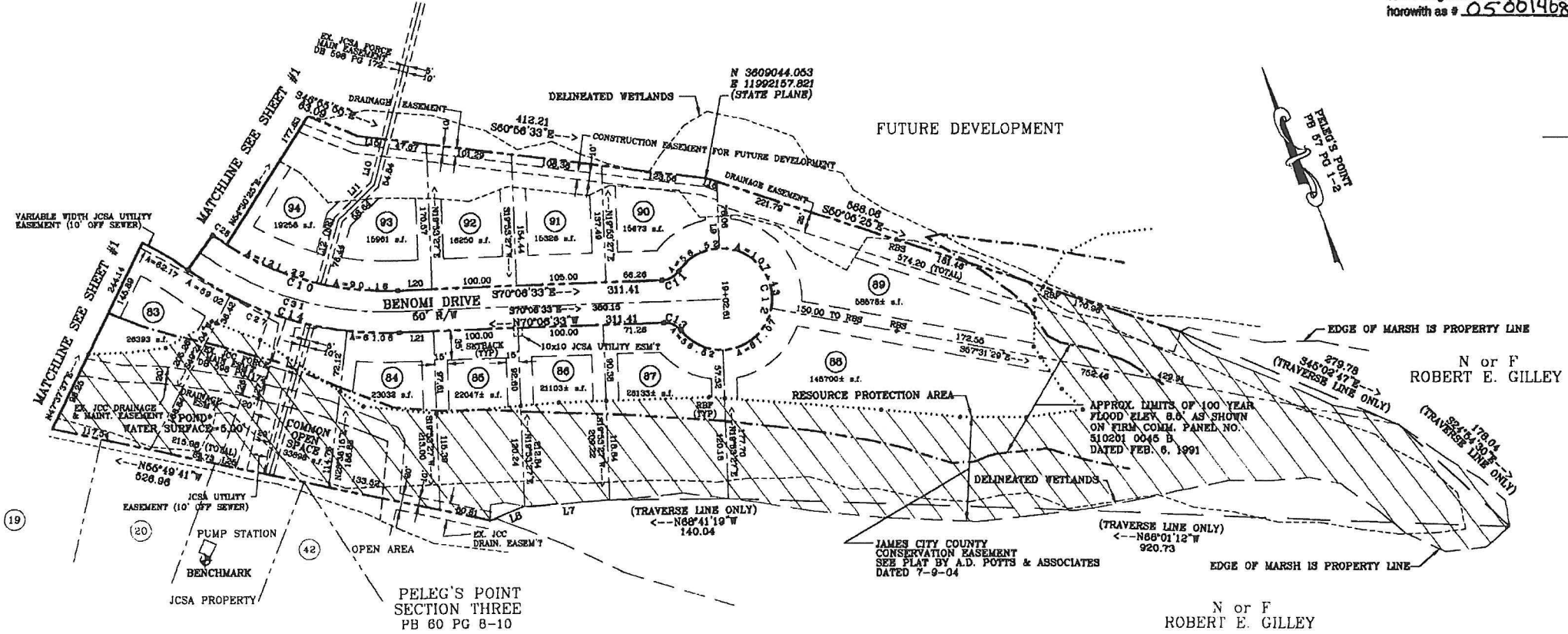
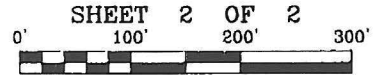
NOTES:
 ELEVATION EQUATION: PELEG'S POINT BENCHMARK -0.29' - JAMES CITY COUNTY GEODETIC CONTROL NETWORK (1929 DATUM)
 BEARING EQUATION: PELEG'S POINT ROTATED COUNTER-CLOCKWISE 6°43'15" = JAMES CITY COUNTY GEODETIC CONTROL NETWORK
 ZONED R-1 WITH PROFFERS
 35' MINIMUM BUILDING SETBACK
 15' MINIMUM SIDE YARD
 36' MINIMUM REAR YARD
 ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC WATER AND SEWER
 ALL RIGHT-OF-WAY HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
 BENCHMARK - CHISELED SQUARE ON CONCRETE WALL AROUND OIL TANK AT PUMP STATION IN PELEG'S POINT SECTION TWO ELEVATION = 10.22'
 UNLESS NOTED OTHERWISE, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE
 ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE
 WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE
 * A DRAINAGE AND MAINTENANCE EASEMENT FOR THE POND SHALL INCLUDE ALL THE AREA INSIDE A LINE MEASURED 20' FROM THE WATER SURFACE ELEVATION SHOWN UNLESS NOTED OTHERWISE. EASEMENT TO BE RESERVED FOR MILL CREEK LANDING, LTD
 NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 ALL CENTERLINES OF JCSA UTILITY EASEMENTS ARE LOCATED ON THE UTILITY CORRESPONDING TO THE CONSTRUCTION PLANS.
 EASEMENTS DENOTED AS JCSA 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.
 ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION/RETENTION POND OR ITS STRUCTURE, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES.

**PELEG'S POINT
 SECTION FIVE
 JAMESTOWN DISTRICT
 JAMES CITY COUNTY, VIRGINIA**

ADPA A.D. POTTS & ASSOCIATES, INC.
 11524 JEFFERSON AVENUE
 NEWPORT NEWS, VIRGINIA 23601

SCALE: 1"=100'

DATE: 1/28/04
 REV: 3/19/04
 REV: 7/14/04



ANTHONY D. POTTS
 NO. 001487-B
Anthony D. Potts
 1-28-04
 LAND SURVEYOR