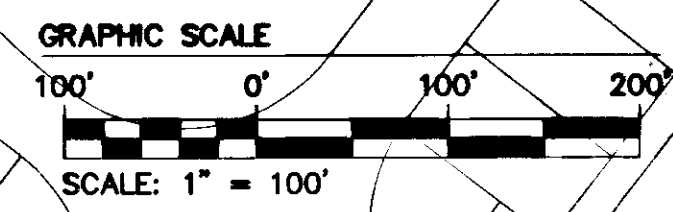
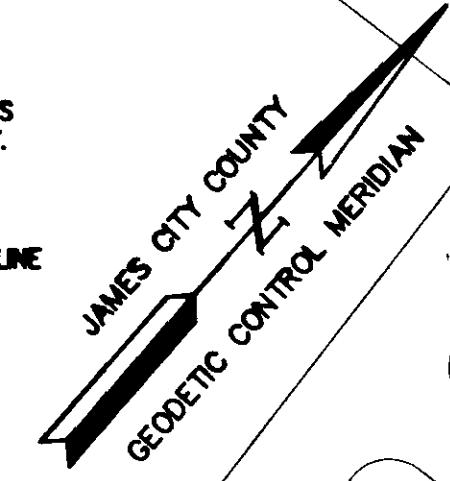


110010664

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 13 May 2011  
 at 10:00 AM/PM PB PG  
 DOCUMENT # 110010664  
 BETSY B. WOOLRIDGE, CLERK  
 Betsy B. Woolridge Clerk

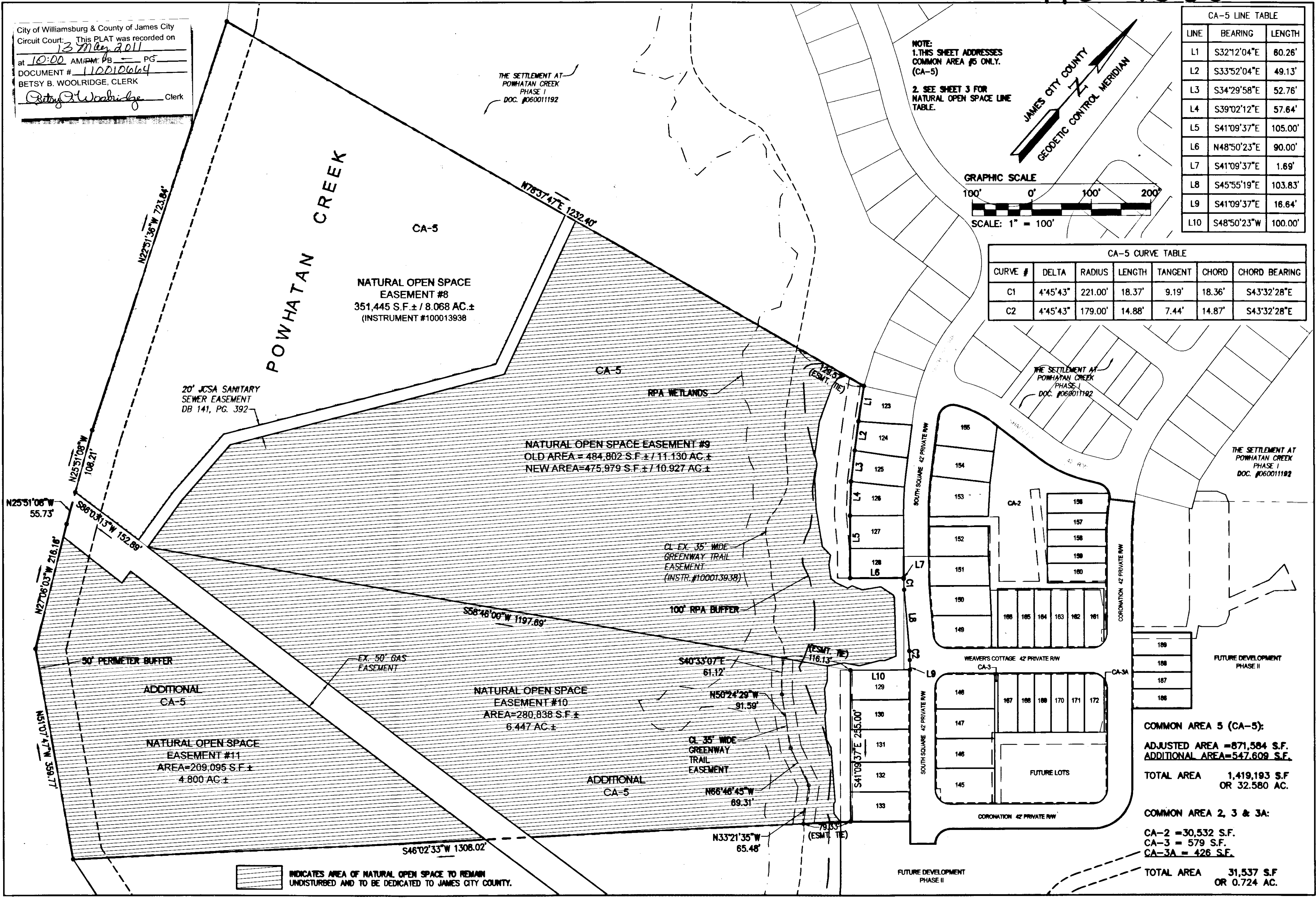
THE SETTLEMENT AT  
 POWHATAN CREEK  
 PHASE I  
 DOC. #060011192

NOTE:  
 1. THIS SHEET ADDRESSES  
 COMMON AREA #5 ONLY.  
 (CA-5)  
 2. SEE SHEET 3 FOR  
 NATURAL OPEN SPACE LINE  
 TABLE.



LINE	BEARING	LENGTH
L1	S32°12'04"E	60.26'
L2	S33°52'04"E	49.13'
L3	S34°29'58"E	52.76'
L4	S39°02'12"E	57.64'
L5	S41°09'37"E	105.00'
L6	N48°50'23"E	90.00'
L7	S41°09'37"E	1.69'
L8	S45°55'19"E	103.83'
L9	S41°09'37"E	16.64'
L10	S48°50'23"W	100.00'

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	4°45'43"	221.00'	18.37'	9.19'	18.36'	S43°32'28"E
C2	4°45'43"	179.00'	14.88'	7.44'	14.87'	S43°32'28"E

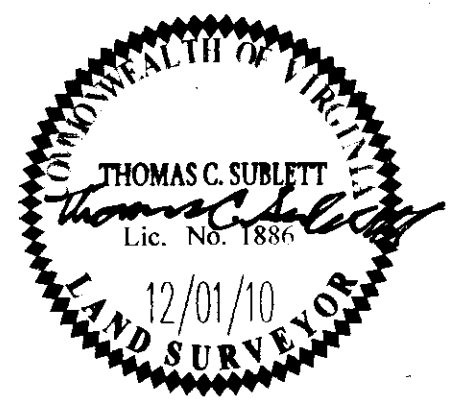


INDICATES AREA OF NATURAL OPEN SPACE TO REMAIN UNDISTURBED AND TO BE DEDICATED TO JAMES CITY COUNTY.

COMMON AREA 5 (CA-5):  
 ADJUSTED AREA = 871,584 S.F.  
 ADDITIONAL AREA = 547,609 S.F.  
 TOTAL AREA 1,419,193 S.F.  
 OR 32.580 AC.

COMMON AREA 2, 3 & 3A:  
 CA-2 = 30,532 S.F.  
 CA-3 = 579 S.F.  
 CA-3A = 426 S.F.  
 TOTAL AREA 31,537 S.F.  
 OR 0.724 AC.

Rev.	Date	Description	Revised By
		4 Large/Small Plat(s) Recorded herewith as # 110010664	
3	3/18/11	REVISED SETBACK LINES	JFS
2	3/15/11	REMOVED LOT 123 PER OWNER	JFS
1	3/4/11	REVISED PER COUNTY COMMENTS	JFS



**AES**  
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PLAT OF SUBDIVISION AND  
 BOUNDARY LINE ADJUSTMENT  
**THE SETTLEMENT AT POWHATAN CREEK**  
 PHASE II  
 LOTS 124-133, 145-172, AND 186-189  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS/RDM
Project Number:	9254-08
Scale:	Date:
1"=100'	12/01/10
Sheet Number	
4 of 4	