

THE VILLAGES AT WESTMINSTER PHASE III

BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: JUNE 1, 1998 SCALE: 1"=100'

SUBDIVISION OF
D. WARREN MARSTON
PB 6 PG 29
LOTS "A" - "P"

NATURAL OPEN SPACE EASEMENT
DEDICATED TO THE COUNTY OF
JAMES CITY, VIRGINIA (6.783 ACRES)

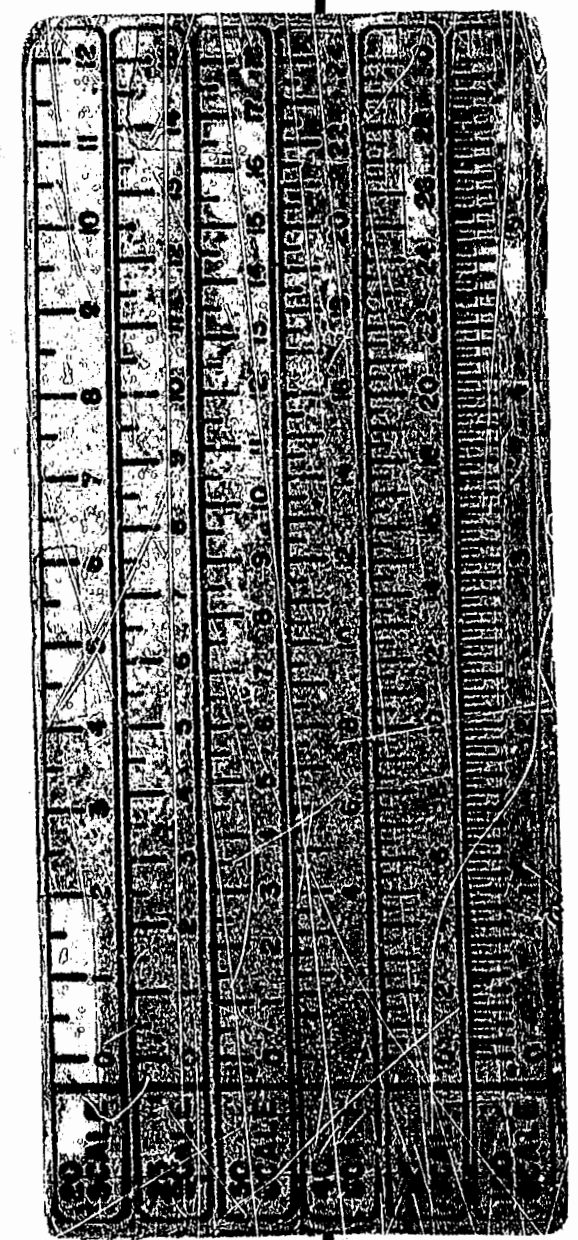
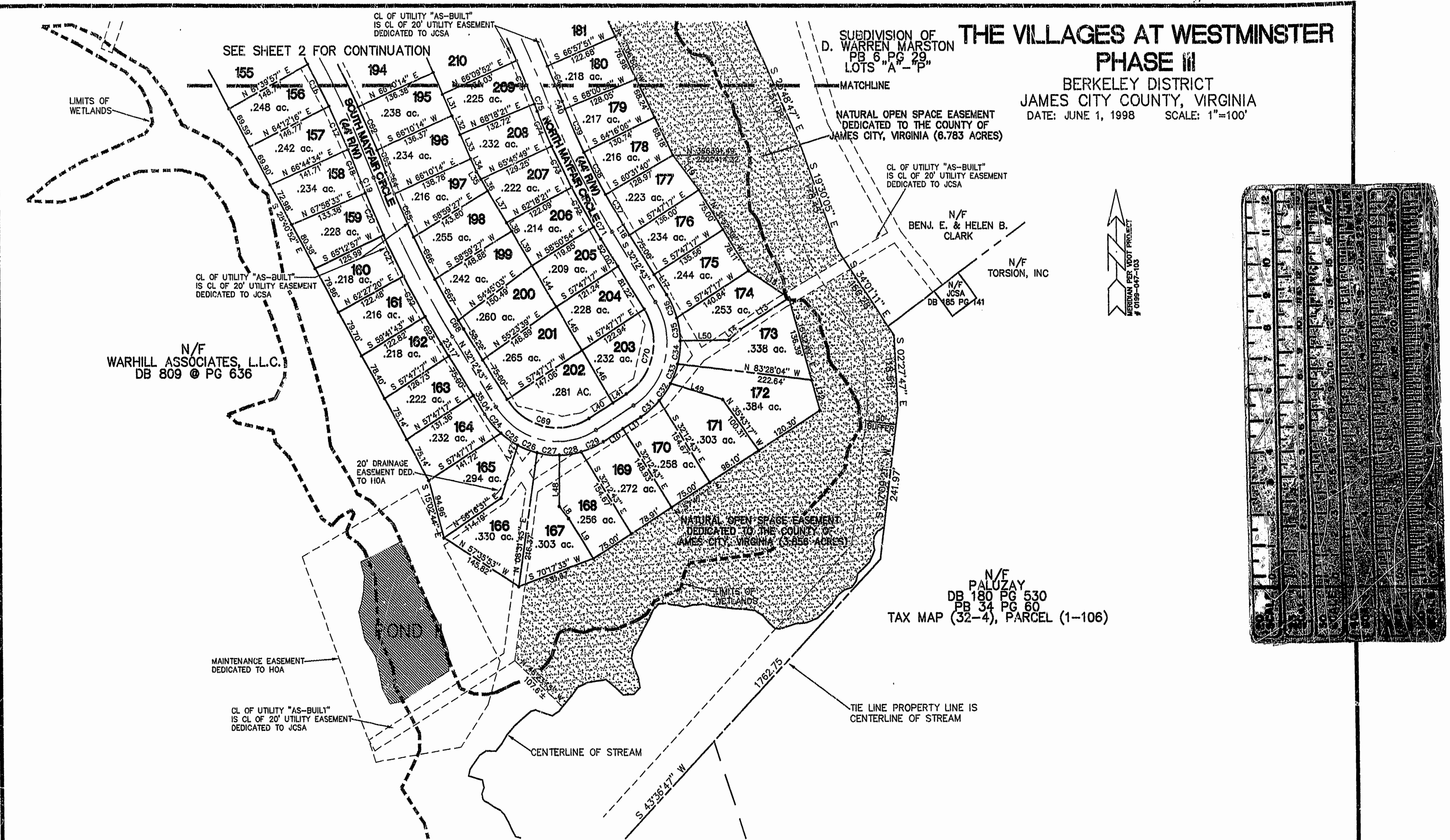
CL OF UTILITY "AS-BUILT"
IS CL OF 20' UTILITY EASEMENT
DEDICATED TO JCSA

N/F
BENJ. E. & HELEN B.
CLARK

N/F
TORSION, INC

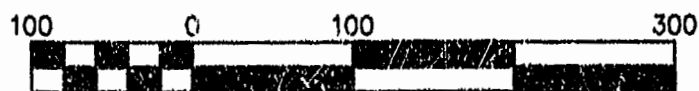
N/F
JCSA
DB 185 PG 141

N/F
PALUZAY
DB 180 PG 530
PB 34 PG 60
TAX MAP (32-4), PARCEL (1-106)



- NOTES:
- 1) WETLANDS DELINEATED BY DOMINION ENVIRONMENTAL CONSULTANTS, INC AND FIELD LOCATED BY RICHMOND ENGINEERING, INC.
 - 2) MONUMENTS WILL BE INSTALLED AS REQUIRED IN SECTION 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE. AT LEAST TWO NEW OR EXISTING MONUMENTS AT EXTERIOR SUBDIVISION BOUNDARIES SHALL BE REFERENCED TO THE COUNTY GEODETIC CONTROL NETWORK.
 - 3) IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
 - 4) NEW MONUMENTS AT THE SUBDIVISION BOUNDARY ARE REFERENCED TO JAMES CITY COUNTY MONUMENT STATION NO. 308 (NAD27).
 - 5) ANY OLD WELLS ON SITE SHALL BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
 - 6) WETLANDS & LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23B-9C(1) OF THE JAMES CITY COUNTY CODE.
 - 7) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
 - 8) NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

PLAT RECORDED IN
P.B. NO. 70 PAGE 64-67



Scale 1" = 100 ft

SETBACKS:
FRONT 50' FROM CENTERLINE OF ROAD
SIDE 5'
REAR 5'

Rickmond Engineering, Inc.

1643-C Merrimac Trail
Williamsburg VA 23185
(757)229-1776 or 898-4149

Civil Engineering
Environmental Engineering
Land Surveying

SHEET 3 OF 4
97173P3.DWG

1:50 PM
Recorded 13 day of Sept. 1998
DOCUMENT # 98017848
W. S. Ward Clerk