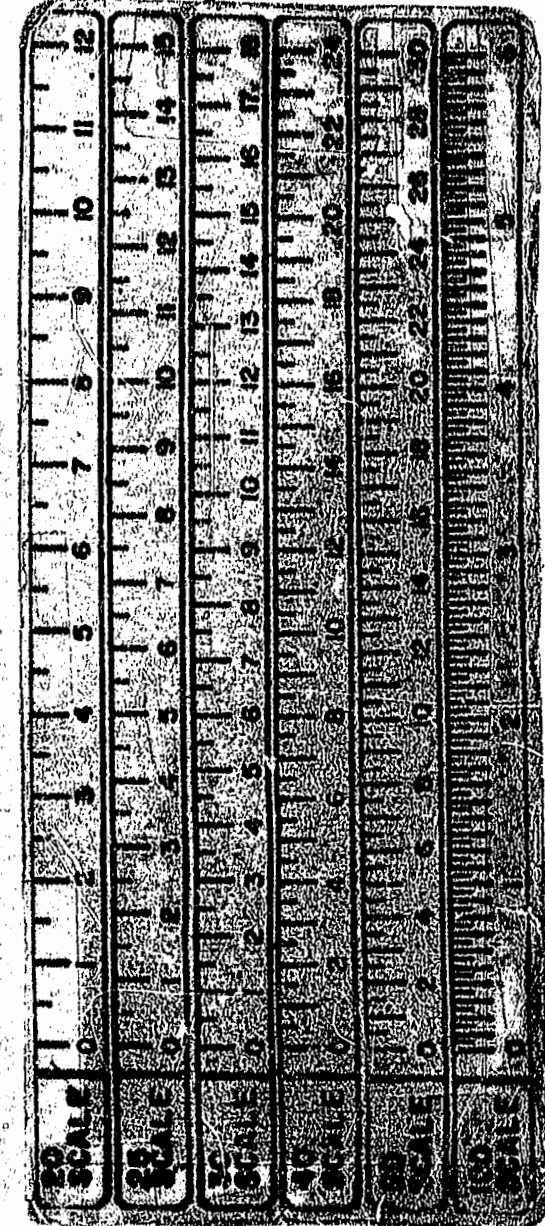


# SUBDIVISION OF PARCEL 1 OF THE VILLAGES AT WESTMINSTER PHASE II, SECTION II

BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: SEPTEMBER 2, 1998 SCALE: 1"=100'



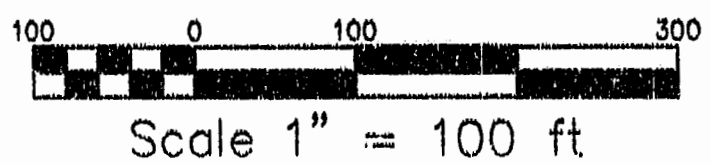
PROPOSED ROUTE 199  
VARIABLE R/W

N/F  
WARHILL ASSOCIATES, L.L.C.  
DB 809 • PG 636

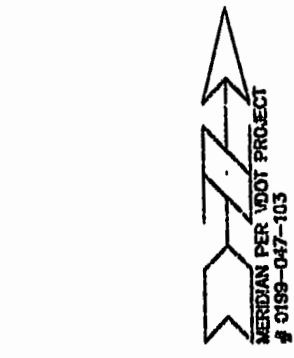
N/F  
WARHILL ASSOCIATES, L.L.C.  
DB 809 • PG 636

- 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.

1:20 PM  
Recorded *[Signature]* way of *[Signature]* 1998  
DOCUMENT # *96-0011506*  
*[Signature]* Clerk



PLAT RECORDED IN  
P.B. NO. *91* PAGE *22* OF *28*



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 44°01'21" W	16.78'
L2	S 58°00'11" W	25.00'
L3	S 20°22'03" W	25.00'
L4	N 48°39'13" E	68.71'
L5	S 7°20'47" E	22.14'
L6	N 41°20'47" W	52.88'
L7	N 41°20'47" W	22.20'
L8	N 41°20'47" W	53.02'
L9	N 41°20'47" W	22.07'
L10	N 41°20'47" W	53.15'
L11	N 41°20'47" W	21.93'
L12	N 41°20'47" W	53.29'
L13	N 41°20'47" W	21.79'
L14	N 41°20'47" W	68.36'
L15	S 45°58'39" W	80.99'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	46°11'13"	N 67°06'57" W	10.66	25.00	20.15	19.61
C2	79°16'43"	N 04°22'59" W	29.00	35.00	48.43	44.66
C3	03°43'24"	S 33°23'41" W	49.47	1522.00	98.90	98.89
C4	03°31'27"	S 41°06'50" W	46.82	1522.00	93.61	93.60
C5	96°37'33"	N 87°39'53" E	39.30	35.00	59.03	52.28
C6	46°11'13"	S 20°55'44" E	10.66	25.00	20.15	19.61
C7	71°47'49"	N 33°44'02" W	28.95	40.00	50.12	46.91
C8	49°05'13"	S 85°49'26" W	18.27	40.00	34.27	33.23
C9	46°11'26"	S 38°11'07" W	17.06	40.00	32.25	31.38
C10	49°05'13"	S 09°27'13" E	18.27	40.00	34.27	33.23
C11	56°12'44"	S 62°06'12" E	21.36	40.00	39.24	37.69

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

FOR SETBACK PURPOSES, ON ALL CORNER LOTS, THE SHORTER OF THE TWO SIDES SHALL BE CONSIDERED THE FRONT.

## Rickmond Engineering, Inc.

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

Civil Engineering  
Environmental Engineering  
Lana Surveying

I:\97173\97173BR2 Thu Nov 19 15:16:44 1998