

SUBDIVISION OF A PORTION OF PROPERTY OF WARHILL ASSOCIATES, L.L.C.

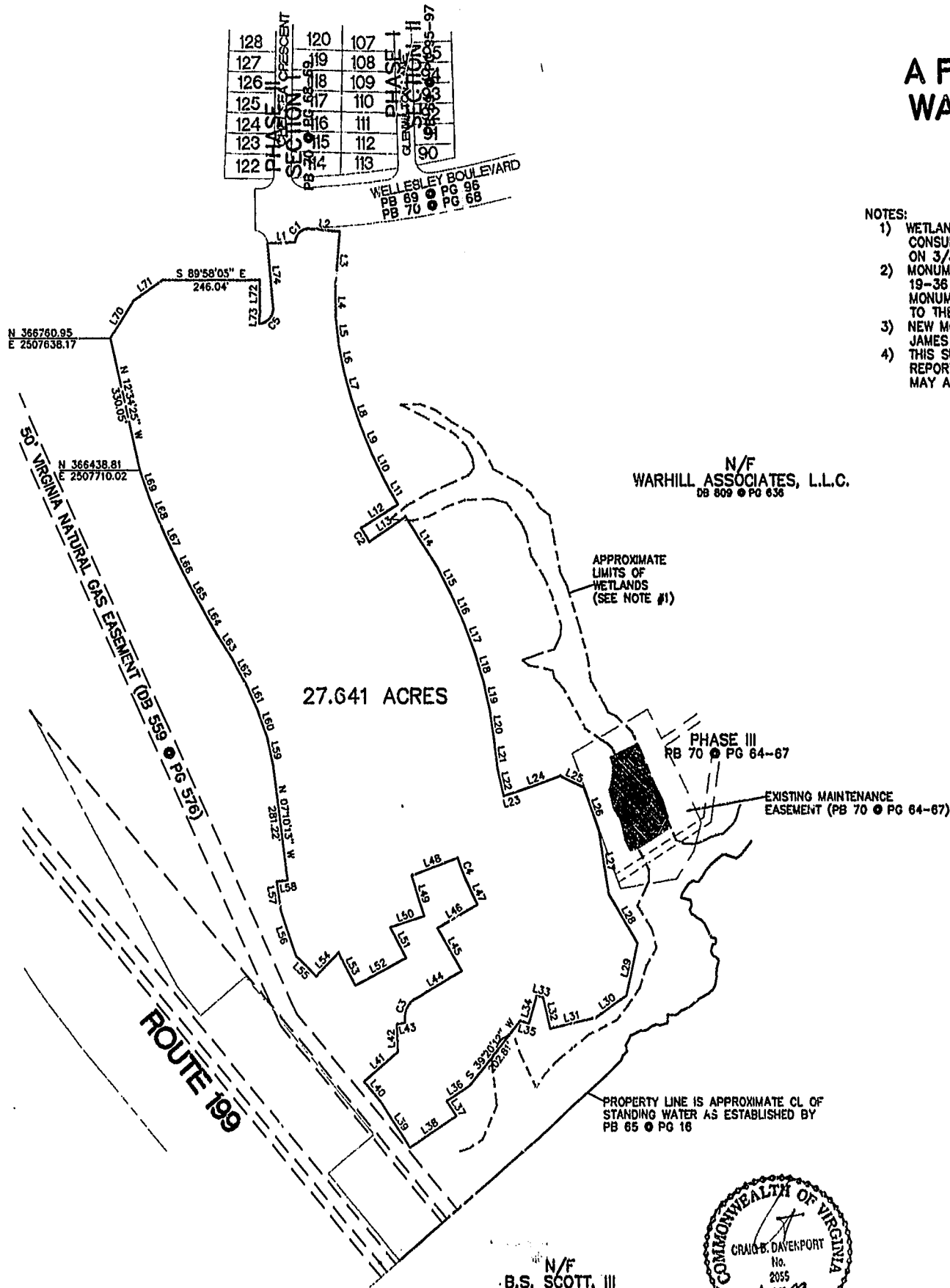
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: MAY 18, 1999 SCALE: 1"=200'

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

- NOTES:
- 1) WETLANDS AS SHOWN HEREON DELINEATED BY DOMINION ENVIRONMENTAL CONSULTANTS, INC. AND FIELD LOCATED BY RICHMOND ENGINEERING, INC. ON 3/3/98.
 - 2) MONUMENTS WILL BE INSTALLED AS REQUIRED IN SECTION 19-36 OF THE SUBDIVISION ORDINANCE. AT LEAST TWO NEW OR EXISTING MONUMENTS AT EXTERIOR SUBDIVISION BOUNDARIES HAVE BEEN REFERENCED TO THE COUNTY GEODETIC CONTROL NETWORK.
 - 3) NEW MONUMENTS AT THE SUBDIVISION BOUNDARY ARE REFERENCED TO JAMES CITY COUNTY MONUMENT STATION NO. 308 (NAD27).
 - 4) THIS SUBDIVISION HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN HEREON.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 86°32'08" E	70.73'
L2	S 84°51'15" E	79.93'
L3	S 05°08'45" W	140.00'
L4	S 00°32'43" E	70.00'
L5	S 06°07'20" E	70.00'
L6	S 11°10'35" E	65.00'
L7	S 14°57'00" E	70.00'
L8	S 18°42'54" E	70.00'
L9	S 22°22'10" E	70.00'
L10	S 25°59'24" E	70.00'
L11	S 29°36'05" E	70.00'
L12	S 58°26'38" W	110.15'
L13	N 56°35'36" E	110.07'
L14	S 32°37'45" E	145.65'
L15	S 27°38'38" E	75.48'
L16	S 23°41'39" E	75.47'
L17	S 19°52'24" E	75.47'
L18	S 16°03'11" E	75.47'
L19	S 12°13'57" E	75.47'
L20	S 08°24'44" E	70.00'
L21	S 07°03'51" E	72.05'
L22	S 13°16'03" E	66.21'
L23	N 73°54'39" E	30.34'
L24	N 70°39'00" E	120.35'
L25	S 64°39'45" E	63.98'
L26	S 19°58'31" E	113.82'
L27	S 08°26'42" E	185.37'
L28	S 30°38'22" E	139.47'
L29	S 12°45'55" W	131.19'
L30	S 55°21'57" W	95.42'
L31	S 77°22'04" W	118.51'
L32	N 12°37'56" W	77.01'
L33	N 73°54'32" W	16.66'
L34	S 16°05'28" W	70.00'
L35	N 73°54'32" W	21.61'
L36	S 56°53'32" W	70.00'
L37	S 33°06'28" E	43.65'
L38	S 56°53'32" W	140.00'
L39	N 33°06'28" W	127.53'
L40	N 39°59'30" W	70.00'
L41	N 50°00'30" E	112.63'
L42	N 01°51'20" W	66.83'
L43	N 78°15'02" E	21.98'
L44	N 69°52'18" E	135.00'
L45	N 30°07'42" W	120.00'
L46	N 59°52'18" E	115.75'
L47	N 24°18'14" W	47.19'
L48	S 69°56'48" W	123.21'
L49	S 17°17'54" E	103.40'
L50	S 71°46'06" W	90.04'
L51	S 27°33'48" E	83.65'
L52	S 62°26'12" W	144.27'
L53	N 27°33'48" W	89.42'
L54	S 45°21'32" W	82.00'
L55	N 44°38'28" W	70.00'
L56	N 19°05'01" W	118.71'
L57	N 07°10'13" W	70.00'
L58	N 82°49'47" E	28.17'
L59	N 11°43'34" W	70.00'
L60	N 19°03'49" W	71.00'
L61	N 23°06'42" W	70.00'
L62	N 29°13'43" W	70.00'
L63	N 33°45'37" W	73.60'
L64	N 28°27'31" W	73.61'
L65	N 29°59'09" W	73.50'
L66	N 27°28'10" W	73.57'
L67	N 24°57'11" W	73.64'
L68	N 22°26'13" W	73.71'
L69	N 19°55'14" W	73.78'
L70	N 32°59'00" E	110.14'
L71	N 55°17'32" E	88.31'
L72	S 00°03'10" W	78.09'
L73	S 04°10'23" W	28.08'
L74	N 04°25'58" W	156.18'



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

APPROXIMATE
LIMITS OF
WETLANDS
(SEE NOTE #1)

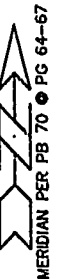
PHASE III
PB 70 ● PG 64-67

EXISTING MAINTENANCE
EASEMENT (PB 70 ● PG 64-67)

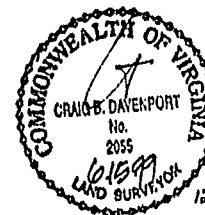
PROPERTY LINE IS APPROXIMATE CL OF
STANDING WATER AS ESTABLISHED BY
PB 65 ● PG 16

CURVE TABLE

NUMBER	DELTA	CHORD	TAN	RADIUS	ARC LEN	CH LEN
C1	81°54'04"	N 46°07'46" E	30.37	35.00	50.03	45.88
C2	01°51'01"	S 32°28'53" E	18.83	1228.00	39.66	39.66
C3	71°37'16"	N 24°03'40" E	39.68	65.00	68.75	64.36
C4	04°15'02"	N 22°10'43" W	37.93	1072.00	75.82	75.80
C5	94°13'38"	N 42°40'51" E	37.68	35.00	57.56	51.29



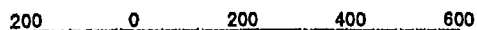
N/F
B.S. SCOTT, III
DB 183 ● PG 79
PB 32 ● PG 21
TAX MAP (32-4), PARCEL (1-107)



Rickmond Engineering, Inc.

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

Civil Engineering
Environmental Engineering
Land Surveying



Scale 1" = 200'

12:58 pm

DOCUMENT # 990713271

12:58 pm

AT RECORDED IN
SHEET 2 OF 2
98181BP.DWG