NOTE: A PORTION OF THE RIGHT-OF-WAY OF NORTH FOWLER'S CLOSE IS RECORDED AS A 50' WIDE PRIVATE RIGHT-OF-WAY (PLAT BOOK 56, PAGES 52-54). THE PORTION OF NORTH FOWLER'S CLOSE RECORDED AS PRIVATE RIGHT-OF-WAY AND THE ADDITIONAL RIGHT-OF-WAY HEREBY CREATED BY THIS PLAT IS HEREBY RECORDED FOR PUBLIC STREET PURPOSES.

NOTE: NO LOTS WITHIN THIS SUBDIVISION INTERFACE WITH THE 100-YEAR FLOOD PLAIN.

PERIMETER OF STORMWATER MANAGEMENT MAINTENANCE EASEMENT (MIN. 15' HORIZ. DISTANCE AS MEASURED FROM HIGH WATER ELEVATION OF 100 YEAR STORM EVENT).

FOWLER'S LAKE P.B. 56, PG. 52-54

LINE OF 100' WETLAND BUFFER PER P.B. 56/52-54

N/F JOSEPH S. TERRELL

N02°20'58"E 88.03'

N28°10'35"E 64.99' (TRAVERSE LINE)

N32°19'43"E 57.05' (TRAVERSE LINE)

CENTER LINE OF MAJOR OPEN SPACE #3 CREEK IS R.

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

TEMPORARY TEE-TURN-AROUND ESMT. HEREBY ABANDONED

EXISTING 20' H.O.A. DRAINAGE AND UTILITY EASEMENT

D=78°40'21" R=25.00' L=34.33' T=20.49' CH=31.69' CB=N72°19'10"E

D=55°23'12" R=285.00' L=275.50' T=149.59' CH=264.90' CB=N60°40'36"E

D=05°10'35" R=475.00' L=42.92' T=21.48' CH=42.91' CB=N65°45'20"W

N32°59'00"E 185.15'

N32°59'00"E 228.00'

S32°59'00"W 174.90'

NORTH FOWLER'S CLOSE 50' PUBLIC R/W

R=260.00' L=253.79'

N04°10'39"W 291.69'

MAJOR OPEN SPACE #46 25,593 S.F. 0.59 Ac.

N04°10'57"W 391.00'

L=2.70'

L=86.14'

EXISTING VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT

D=90°51'09" R=25.00' L=39.64' T=25.37' CH=35.62' CB=S12°26'34"E

OPEN SPACE

D=55°55'45" R=235.00' L=229.39' T=124.76' CH=220.39' CB=S60°56'52"W

N04°10'39"W 118.65'

L=65.83'

D=05°17'53" R=575.00' L=53.17' T=26.60' CH=53.15' CB=N60°31'04"W

FOWLER'S LAKE P.B. 56, PG. 52-54

FOWLER'S LAKE P.B. 56, PG. 52-54

N07°58'59"E 299.10'

S04°10'57"E 132.76'

R=450.00' L=289.52'

L=161.47'

RW1

RW2

RW3

RW4

LOT 7 70,091 S.F. 1.61 AC.

LOT 6 46,841 S.F. 1.08 AC.

30' FRONT BUILDING SETBACK (TYP.)

L=65.13'

L=47.23'

L=32.05'

L=50.19'

DUE NORTH 208.10'

N87°57'22"W 973.35' (TOTAL) 921.28'

S87°57'23"E 1037.48'

MAJOR OPEN SPACE #43 75,408 S.F. 1.731 Ac.

N/F ATLANTIC VENTURES

LOT 1 42,266 S.F. 0.97 AC.

LOT 2 46,176 S.F. 1.06 AC.

LOT 5 53,021 S.F. 1.22 AC.

85' BSL

10' SIDE BUILDING SETBACK (TYP.)

5' REAR BUILDING SETBACK (TYP.)

N60°00'00"E 436.14'

140.00'

104.00'

L=83.78'

L=75.31'

L=41.80'

L=35.97'

L=52.36'

L=51.05'

L=39.27'

198.00'

S28°52'00"E 441.44'

50'

30'

136' BSL

S75°30'00"E 311.98'

LOT 4 87,957 S.F. 2.02 AC.

75' REAR BUILDING SETBACK

225.00'

172.15'

N16°34'00"E 95.28'

MAJOR OPEN #45 56,496 S.F. 1.30 Ac.

507°58'27"W 761.84' (TOTAL) 98.60'

S66°30'00"W 336.68'

274.14'

62.54'

30' REAR SETBACK (TYPICAL)

MAJOR OPEN SPACE #44 89,559 S.F. 2.06 Ac.

LOT 3 55,277 S.F. 1.27 AC.

S16°30'00"E 244.54'

N89°00'00"W 128.07'

118.47'

30'

83.14'

VARIABLE WIDTH DRAINAGE, UTILITY, AND SLOPE MAINTENANCE EASEMENT (P.B. 56, PG. 52-54)

FOWLER'S LAKE ROAD 50' PUBLIC R/W P.B. 56, PG. 52-54

L=111.50'

L=192.17'

663.25'

TO TWO RIVERS ROAD

L=117.84'

L=47.09'

OPEN SPACE #1 105,422 S.F. 2.42 Ac.

N48°21'09"W 234.13'

75.97'

S41°38'15"W

N47°32'27"W 110.78'

S68°47'35"E 10.88'

S40°18'04"W 260.90'

S39°01'44"W 365.92'

S39°01'44"W 390.79'

S39°01'44"W 594.31' (TOTAL)

203.51'

35.94'

S34°07'53"W 304.39' 340.33' (TOTAL)

S42°43'28"W 107.10' 206.05'

98.95'

MAJOR OPEN SPACE #21

JAMES CITY COUNTY GIS COORDINATES N 338,182.8672 E 2,479,179.6062

JAMES CITY COUNTY GIS COORDINATES N 339,564.6008 E 2,480,274.0606

MEETING HALL PARCEL #17 P.B. 56, PG. 176 P.B. 741, PG. 523

PARCEL #14 EXISTING GOLF MAINTENANCE FACILITY P.B. 56, PG. 76

OPEN SPACE #1

N/F WILLIAMSBURG POTTERY FACTORY

LOT 18

LOT 19

LOT 17

LOT 20

LOT 16

LOT 21

LOT 15

HASPER'S MILL D.B. 663, PG. 220 P.B. 59, PG. 78-82

HARPER'S MILL 50' PUBLIC R/W

TWO RIVERS ROAD 80' PUBLIC R/W

RECORD MERIDIAN

GRAPHIC SCALE

100' 0' 100' 200'

SCALE: 1" = 100'

9:25 Am Received 2 day of Nov. 1999

DOCUMENT # 990022845

Helen S. Ward Clerk

By Claudia Hicks Lotz, Dep. Clerk

RIGHT OF WAY CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
RW1	37°13'40"	425.00	273.43	141.64	268.75	N70°28'51"E
RW2	17°10'02"	375.00'	112.36'	56.60'	111.94'	N69°37'58"E
RW3	262°13'36"	50.00	228.84	----	75.34	S16°23'59"E
RW4	36°51'47"	475.00	305.61	158.30	300.36	N70°28'51"E

LOT CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	19°28'35"	475.00	161.47	81.52	160.69	N70°52'18"E
2A	09°05'03"	475.00	75.31	37.73	75.23	N56°35'28"E
2B	14°46'00"	325.00	83.76	42.11	83.53	N59°25'57"E
2C	47°53'52"	50.00	41.80	22.21	40.59	S89°14'07"E
2D	41°12'49"	50.00	35.97	18.80	35.20	S85°53'35"E
3	58°30'00"	50.00	51.05	28.00	48.86	N44°15'00"E
4	45°00'00"	50.00	39.27	20.71	38.27	N07°30'00"W
5	60°00'00"	50.00	52.36	28.87	50.00	N60°00'00"W
6A	57°30'47"	50.00	50.19	27.44	48.11	S61°14'37"W
6B	36°43'45"	50.00	32.05	16.60	31.51	S50°51'06"W
6C	07°12'59"	375.00	47.23	23.65	47.20	S65°36'29"W
7A	09°57'03"	375.00	65.13	32.65	65.05	S57°01'28"W
7B	27°56'46"	425.00	207.29	105.75	205.25	S66°01'20"W
46A	08°55'02"	425.00	66.14	33.14	66.08	S84°27'13"W
46B	00°32'33"	285.00	2.70	1.35	2.70	S88°38'28"W
45A	08°18'09"	475.00	68.83	34.48	68.77	S84°45'40"W
45B	11°08'59"	575.00	111.90	56.13	111.72	N27°31'31"W
45C	38°38'00"	285.00	192.17	99.90	188.55	N02°38'00"W
45D	24°33'09"	275.00	117.84	59.84	116.94	N04°24'25"E
45E	107°55'53"	25.00	47.09'	34.37	40.43	N61°50'06"W

ES CONSULTING ENGINEERS

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Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF
FOWLER'S LAKE - BLOCK 'B'
THE
GOVERNOR'S LAND
At Two Rivers
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA 11/7/99 G.T. WILSON, JR. CERTIFICATE No. 1183 CERTIFIED LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY
1	9/99	REVISE SETBACKS, LOT 3 AND 4, PER DEVELOPER	VMB

PLAT RECORDED IN P.B. NO. 75 PAGE 49-26

Designed VMB/RDS	Drawn KEG
Scale 1"=100'	Date 7/99
Project No. 7173-6-1	
Drawing No. 3 OF 3	

G:\6100-03.dwg 11/4/99-08:34 MBA