PLAT BOOK 66, PAGE 70

PLAT OF SUBDIVISION
WATERFORD
AT
POWHATAN SECONDARY

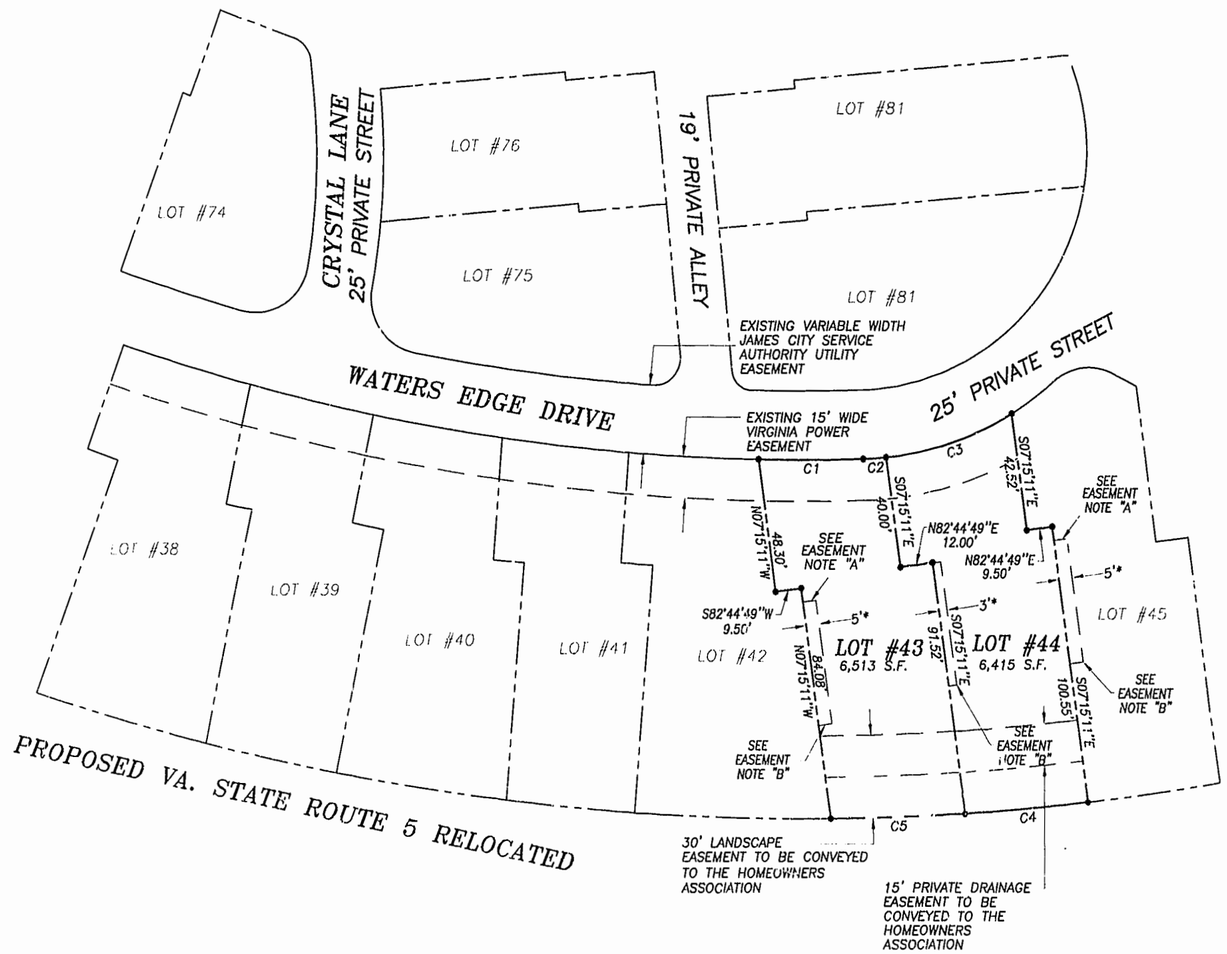
PHASE TWENTY-SEVEN
BERKELEY DISTRICT
JAMES CITY COUNTY , VIRGINIA

DATE: 10/21/98	SHEET 3 OF 3	SCALE: 1"=40'
PROJECT NO: 97-008	DRAWN BY: SJB	

SLEDD & ASSOCIATES, P.C.
ENGINEERS PLANNERS SURVEYORS
11832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23606
(757) 873-3386

CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	02°49'42"	794.91'	39.24'	19.62'	39.23'	N 89°45'33" E
C2	04°22'04"	112.50'	8.58'	4.29'	8.57'	N 86°09'40" E
C3	25°24'45"	112.50'	49.90'	25.37'	49.49'	N 71°16'16" E
C4	02°51'06"	924.91	46.04	23.02	46.03	S 84°51'12" W
C5	03°06'36"	924.91	50.20	25.11	50.20	S 87°50'04" W



COMMONWEALTH OF VIRGINIA
W. PAGE COCKRELL
NO. 001367
8-25-99
LAND SURVEYOR

* EASEMENT FOR THE BENEFIT OF THE ADJACENT LOT OWNER.

EASEMENT NOTES:

"A" EASEMENT TO BEGIN AT THE FENCE (AS CONSTRUCTED BY THE DEVELOPER) LOCATED NEAR THE FRONT OF THE BUILDING.

"B" EASEMENT TO TERMINATE 8.00' BEYOND THE REAR OF THE BUILDING AS CONSTRUCTED BY THE DEVELOPER.

"C" THE WIDTH OF THE PRIVATE DRAINAGE EASEMENT VARIES BETWEEN BUILDINGS AND WILL EXTEND TO 0.5' FROM THE BUILDING IN ORDER TO ELIMINATE ENCROACHMENTS.

"D" EASEMENT TO BEGIN AT FRONT EDGE OF DECK AS CONSTRUCTED BY THE DEVELOPER.

GRAPHIC SCALE
0 40 80
SCALE: 1"= 40'

Williamsburg/James City County
Recorded 12:45 PM day of May 2001
DOCUMENT # 010008113
BETSY J. WOOLRIDGE, CLERK OF CIRCUIT COURT

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REVISED: 08/25/99
WATERFORD PH.27 97-008

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