

AMENDED PLAT OF SURDIVISION
WATERFORD
 AT
POWHATAN SECONDARY
 PHASE SIXTEEN
 BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 10/21/98 SHEET 3 OF 3 SCALE: 1"=40'

PROJECT NO: 97-008 DRAWN BY: CADD



SLEDD & ASSOCIATES, P.C.
 ENGINEERS PLANNERS SURVEYORS
 11439 ROCK LANDING DRIVE, SUITE 203
 NEWPORT NEWS, VIRGINIA 23606
 (757) 873-3386

PLAT BOOK 66, PAGE 70

EXISTING 20' JAMES CITY SERVICE AUTHORITY SANITARY SEWER EASEMENT P.B.66, PG.70

EDGE OF WETLANDS

OLD PROPERTY LINE TO BE ABANDONED

SEE EASEMENT NOTE "B"

LOT #6
5,345 S.F.

SEE EASEMENT NOTE "B"

LOT #5
17,436 S.F.

LOT #7
SEE EASEMENT NOTE "D"

LOT #8
EXISTING 15' WIDE VIRGINIA POWER EASEMENT

LOT #10

LOT #11

LOT #12

EXISTING 19' JAMES CITY SERVICE AUTHORITY UTILITY EASEMENT

15' PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO WATERFORD AT POWHATAN SECONDARY COMMUNITY ASSOCIATION, II'C.

EXISTING 20' JAMES CITY SERVICE AUTHORITY UTILITY EASEMENT

WATERSIDE LANE
19' PRIVATE STREET

WATERS EDGE DRIVE
25' PRIVATE STREET

EXISTING 10' VIRGINIA POWER EASEMENT

EXISTING 15' WIDE VIRGINIA POWER EASEMENT

LOT #60

LOT #53
EXISTING 25' JAMES CITY SERVICE AUTHORITY UTILITY EASEMENT

LOT #3

LOT #59

LOT #54
EXISTING 15' VIRGINIA POWER EASEMENT

LOT #2

LOT #58

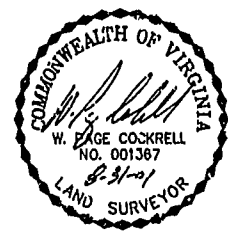
LOT #55

LOT #1

LOT #57

WATERS EDGE DRIVE
25' PRIVATE STREET

POWHATAN SECONDARY



* 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.

CURVE DATA

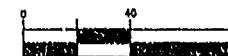
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	33°56'44"	77.47'	45.90'	23.65'	45.23'	N 62°52'11" E
C2	10°30'05"	77.47'	14.20'	7.12'	14.18'	N 85°05'36" E
C3	26°10'20"	96.47'	44.07'	22.42'	43.68'	S 77°11'27" W
C4	18°04'22"	96.47'	30.43'	15.34'	30.30'	S 55°04'06" W

LINE DATA

NUMBER	LENGTH	CHORD BEARING
L1	18.73'	S 03°17'02" E
L2	5.63'	S 12°08'42" W

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 10:12 AM, 10/21/98, P.B. 83, PG. 54-56
 DOCUMENT # 010018904
 BETSY B. WOOLRIDGE, CLERK

GRAPHIC SCALE



SCALE: 1" = 40'