#0300 19880

90 PAGE 75

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	350.00'	61.09'	30.62'	61.01'	S38°21'00"W	10°00'00"
C2	400.00'	69.81'	35.00'	69.72'	S38°21'00"W	10°00'00"
C3	20.00'	31.42'	20.00'	28.28'	S01°39'00"E	90°00'00"
C4	20.00'	31.42'	20.00'	28.28'	S88°21'00"W	90°00'00"
C5	50.00'	36.14'	18.90'	35.36'	S22°38'43"W	41°24'35"
C6	50.00'	229.35'	—	75.00'	N46°39'00"W	262°49'10"
C7	50.00'	36.14'	18.90'	35.36'	N64°03'17"E	41°24'35"
C8	350.00'	61.09'	30.62'	61.01'	N38°21'00"E	10°00'00"
C9	400.00'	69.81'	35.00'	69.72'	N38°21'00"E	10°00'00"
C10	375.00'	65.45'	32.81'	65.37'	N38°21'00"E	10°00'00"
C11	375.00'	65.45'	32.81'	65.37'	N38°21'00"E	10°00'00"

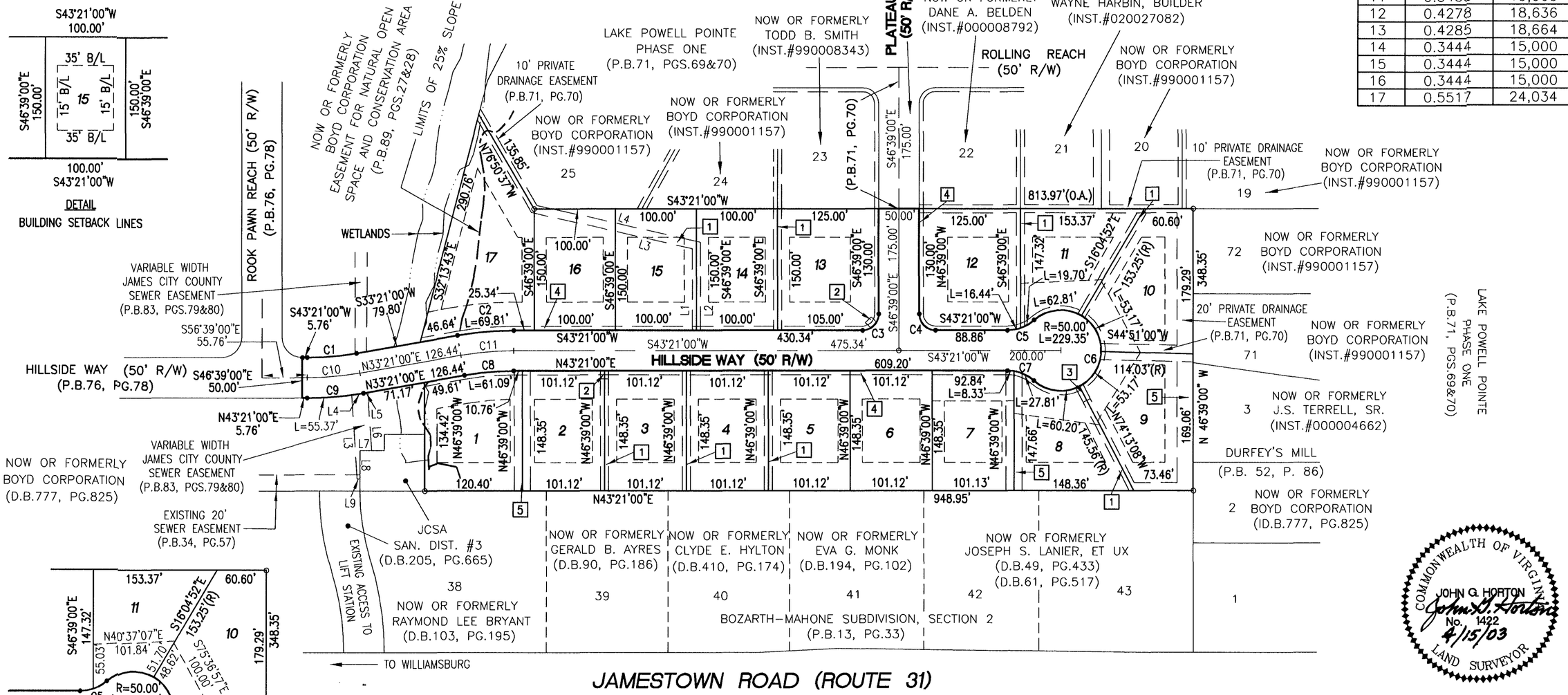
DRAINAGE EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S46°39'00"E	101.00'
L2	N46°39'00"W	109.00'
L3	N56°01'49"E	203.18'
L4	S56°01'49"W	186.78'

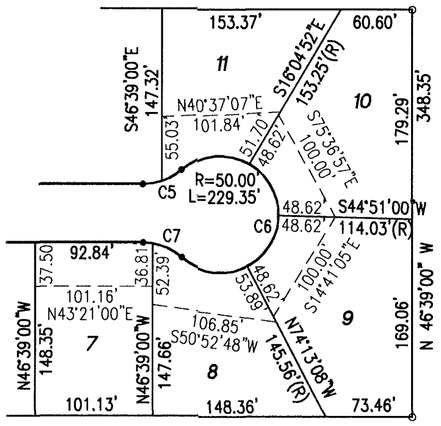
SEWER EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
L3	S50°04'37"E	104.01'
L4	——	L=14.45'
L5	S33°21'00"W	5.66'
L6	N50°04'37"W	72.19'
L7	N43°21'00"E	14.23'
L8	N46°39'00"W	35.00'
L9	N39°55'23"E	3.70'

AREA TABLE		
LOT	AREA (ACRES)	AREA (SQ.FT.)
1	0.3968	17,284
2	0.3444	15,001
3	0.3444	15,001
4	0.3444	15,001
5	0.3444	15,001
6	0.3444	15,001
7	0.3444	15,001
8	0.3444	15,001
9	0.4338	18,898
10	0.4287	18,673
11	0.3458	15,065
12	0.4278	18,636
13	0.4285	18,664
14	0.3444	15,000
15	0.3444	15,000
16	0.3444	15,000
17	0.5517	24,034

DETAIL

BUILDING SETBACK LINES





DETAIL

FRONT BUILDING SETBACK LINES FOR LOTS 7 - 11

JAMESTOWN ROAD (ROUTE 31)

(VARIABLE WIDTH R/W)

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
July 7, 2003
at 2:11 AM/PM PB 90 PG 14-15
DOCUMENT # 030019880
BETSY B. WOOLRIDGE, CLERK
Clerk

100 50 0 100 200
scale feet

[1] 10' PRIVATE DRAINAGE EASEMENT

[2] 10' x 10' VIRGINIA POWER EASEMENT

[3] 10' x 20' VIRGINIA POWER EASEMENT

[4] 5' UTILITY EASEMENT HEREBY DEDICATED JAMES CITY COUNTY SERVICES AUTHORITY

[5] 20' DRAINAGE EASEMENT HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION

COMMONWEALTH OF VIRGINIA
JOHN G. HORTON
No. 1422
4/15/03
LAND SURVEYOR

SUBDIVISION
OF
LAKE POWELL POINTE
PHASE FOUR
JAMESTOWN MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE : 1"= 100' MARCH 3, 2003

REVISED: JUNE 10, 2003
REVISED: APRIL 15, 2003

SHEET 2 OF 2

HORTON & DODD, P.C.
SURVEYORS, ENGINEERS & PLANNERS
300 GEORGE WASHINGTON HIGHWAY N.
CHESAPEAKE VIRGINIA 23323
(757) 487-4535

W.O. ACAD\DWG\13084\PHASE4.DWG