#030009335

90 PAGE 4

City of Williamsburg & County of James City
Circuit Court This PLAT was recorded on
at 11:04AM in PB 86 PG 64-67
DOCUMENT # 030009335
BETSY B. WOOLRIDGE, CLERK
By: Deputy Clerk

INSERT
1"=60'

MONTICELLO WOODS
LOTS 1-5, 55-73

LOT 60
FOUNTAIN CROSSING, INC.
T.M. (37-4)(15-60)
P.B. 86, PAGES 64-67
L.R. #020014573

NEW EASEMENT LINE HEREBY DEDICATED TO THE JCSA

N72°46'44"W 53.23'
N54°45'05"E 45.88'
S38°42'01"E 52.67'
14.33'
9.00'
100.00'
LOT 48
LOT 47
25' UTILITY EASEMENT HEREBY DEDICATED TO THE JCSA

**SEE INSERT

20' UTILITY EASEMENT HEREBY DEDICATED TO THE JCSA

LOT 48
11,211 S.F.
0.26 AC.

LOT 47
15,265 S.F.
0.35 AC.

L=64.75'
L=68.14'
N87°27'14"W 181.78'
N64°57'19"W 137.19'
353.47'
118.28'

EXISTING 20' HOA DRAINAGE EASEMENT P.B. 86, PAGES 64-67

AMBASSADOR CIRCLE 50' R/W

MONTICELLO WOODS
LOTS 1-5, 55-73
P.B. 86, PAGES 64-67
L.R. #020014573

EXISTING VARIABLE WIDTH DRAINAGE AND JCSA UTILITY EASEMENT P.B. 86, PAGES 64-67

EXISTING 5' EXCLUSIVE JCSA UTILITY EASEMENT P.B. 86, PAGES 64-67

VARIABLE WIDTH UTILITY EASEMENT HEREBY DEDICATED TO THE JCSA

20' DRAINAGE EASEMENT HEREBY DEDICATED TO THE HOA

LOT 49
12,668 S.F.
0.29 AC.

LOT 46
18,605 S.F.
0.43 AC.

S16°51'26"E 135.00'
L=30.56'
L=41.03'
L=49.23'
N16°51'26"W 100.00'
N85°22'41"E 104.52'
128.08'
S53°39'38"W 65.77'
L=100.22'
R=400.00'

BETSY ROSS COURT 50' R/W

S73°08'34"W 600.00' (TOTAL)
100.00'
S73°08'34"W 260.00'
N73°08'34"E 260.00'
37.60'
N73°08'34"E 82.83'
120.43'
S73°08'34"W 120.43'

LOT 50
13,506 S.F.
0.31 AC.

LOT 45
14,523 S.F.
0.33 AC.

LOT 42
23,323 S.F.
0.54 AC.

N45°08'16"W 125.35'
N50°30'42"W 50.00'

5' UTILITY EASEMENT HEREBY DEDICATED TO THE JCSA

J.C.C. COUNTY COORDINATE
N 3625397.2391
E 11982745.8182

5' UTILITY EASEMENT HEREBY DEDICATED TO THE JCSA

PARCEL 'F'
COMMON OPEN SPACE
4160 S.F.
0.09 AC.

N50°30'42"W 166.39'
25.00'

5' DRAINAGE EASEMENT HEREBY DEDICATED TO THE HOA

LOT 40
16,639 S.F.
0.54 AC.

N50°30'42"W 166.39'
100.00'
N39°28'18"E 225.00' (TOTAL)

LOT 39
16,639 S.F.
0.54 AC.

5' UTILITY EASEMENT HEREBY DEDICATED TO THE JCSA

S50°30'42"E 186.39'

FUTURE DEVELOPMENT

LOT 51
15,554 S.F.
0.36 AC.

LOT 44
19,602 S.F.
0.45 AC.

LOT 43
23,784 S.F.
0.55 AC.

LOT 41
22,320 S.F.
0.51 AC.

S40°53'34"W 260.68'
S40°53'34"W 196.06'
S49°06'26"E 118.57'
N73°08'34"E 260.00'
S16°51'26"E 135.00'
N16°51'26"W 135.00'
S40°53'34"W 260.00'
S49°06'26"E 118.57'
S50°30'42"E 50.00'
S50°30'42"E 111.12'
S39°29'18"E 101.58'
S39°29'18"E 181.14'

VARIABLE WIDTH UTILITY EASEMENT HEREBY DEDICATED TO THE JCSA

VARIABLE WIDTH DRAINAGE EASEMENT HEREBY DEDICATED TO THE HOA

20' x 5' UTILITY EASEMENT HEREBY DEDICATED TO THE JCSA

5' UTILITY EASEMENT HEREBY DEDICATED TO THE JCSA

L=98.77'
L=17.52'
L=66.87'
L=15.33'
L=39.54'
L=37.79'
L=54.50'
R=250.00'
N49°53'26"W 456.56'
N49°53'26"W 517.10'
130.94'
135.94'
100.00'
99.68'
14.5'
55'

PARCEL 'C'
COMMON OPEN SPACE
OLD AREA
22,591 S.F.
0.52 AC.
NEW AREA
21,884 S.F.
0.50 AC.

LOT 52
16,780 S.F.
0.39 AC.

S16°51'26"E 133.32'
S16°51'26"E 149.14'
S73°08'34"W 82.74'
S73°08'34"W 82.45'
N82°35'11"E 109.71'
L=47.77'
L=18.63'
L=18.12'
L=78.99'
L=110.22'
R=200.00'
N72°29'48"E 64.74'
L=84.15'
R=200.00'

P.U.E. HEREBY EXTINGUISHED

NEW P.U.E.

LOT 53
13,188 S.F.
0.30 AC.

AMENDMENT COURT 50' R/W

S49°53'26"E 457.63'
S49°53'26"E 219.78'
S50°30'42"E 141.55'
S50°30'42"E 50.00'
S50°30'42"E 186.39'
6.69'

122.43'
109.89'
109.89'
115.42'
L=39.00'
L=48.08'
N24°29'48"E 6.52'
S24°29'45"W 0.16'
L=38.07'
L=75.08'
L=84.73'
R=200.00'
N02°25'11"E 61.87'
L=16.61'
L=59.83'
L=23.48'
73.36'
S02°25'11"W 184.34'
N02°25'11"E 184.34'
35.00'
N87°04'49"W
S07°04'49"E 90.00'
S07°04'49"E 100.00'
S07°04'49"E 375.00'
N82°35'11"E 144.36'
N82°35'11"E 125.23'
N82°35'11"E 139.71'
N82°35'11"E 108.52'
L=10.47'
L=48.26'
L=40.85'
L=13.04'
N09°21'09"W 113.94'
N09°21'09"W 113.31'
N40°06'34"E 130.00'
N40°06'34"E 178.32' (TOTAL)
N40°06'34"E 130.00'
N40°06'34"E 130.00'
N40°06'34"E 137.00'
N40°06'34"E 87.94'
S39°29'18"W 103.74'
S39°29'18"W 132.21'
28.47'
48.32'
L=888.70'
N55°11'26"W 160.73'
L=40.48'
74.69'
N83°31'28"E 262.40'
78.51'
N39°28'18"E 342.81' (TOTAL)
100.00'
100.00'
100.00'
100.00'
225.00' (TOTAL)

LOT 54
16,704 S.F.
0.38 AC.

LOT 20
18,973 S.F.
0.44 AC.

LOT 21
13,418 S.F.
0.31 AC.

LOT 22
11,644 S.F.
0.27 AC.

LOT 23
13,298 S.F.
0.31 AC.

LOT 24
12,887 S.F.
0.30 AC.

LOT 25
12,472 S.F.
0.29 AC.

LOT 26
18,907 S.F.
0.43 AC.

LOT 27
20,635 S.F.
0.47 AC.

LOT 28
14,286 S.F.
0.33 AC.

LOT 29
14,286 S.F.
0.33 AC.

LOT 30
18,072 S.F.
0.41 AC.

CARLAS HOPE ROAD 50' R/W

L=193.70'
L=38.55'
L=39.27'
L=193.70'
91.25'
114.71'
113.16'
N07°04'49"W
S07°08'45"E 90.00'
S07°08'45"E 90.16'
S07°04'49"E 100.00'
S07°04'49"E 375.00'
N82°35'11"E 139.71'
N82°35'11"E 108.52'
N39°50'18"E 192.85'
N82°18'15"E 187.89'
15.00'

20' x 5' UTILITY EASEMENT HEREBY DEDICATED TO THE JCSA

TETTINGTON CT. 50' R/W

AMBASSADOR CIRCLE 50' R/W

MONTICELLO WOODS
LOTS 1-5, 55-73
P.B. 86, PAGES 64-67
L.R. #020014573

J.C.C. COUNTY COORDINATE
N 3625298.7880
E 11983661.9607

NOTE:
AMBASSADOR CIRCLE IS A THROUGH STREET THAT SHALL BE EXTENDED TO PROVIDE ACCESS TO AND FROM FUTURE DEVELOPMENT

NOTE:
CARLAS HOPE ROAD IS A THROUGH STREET THAT SHALL BE EXTENDED TO PROVIDE ACCESS TO AND FROM FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

20' DRAINAGE EASEMENT HEREBY DEDICATED TO THE HOA

PARCEL 'J'
COMMON OPEN SPACE
1,701 S.F.
0.04 AC.

JAMES CITY COUNTY
GEODETIC CONTROL MERIDIAN

GRAPHIC SCALE
60' 0' 60' 120'
SCALE: 1" = 60'

LOT/PARCEL CURVE TABLE

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
19	90°00'00"	25.00	39.27	25.00	35.36	S37°55'11"W
20A	12°08'20"	175.00	36.97	18.56	36.91	N88°38'21"E
20B	109°26'17"	25.00	47.77	35.36	40.82	S33°14'20"E
20C	15°38'57"	275.00	75.08	37.78	74.85	N16°40'29"E
21	5°56'00"	275.00	28.48	14.25	28.47	N05°53'11"E
22	10°00'00"	60.00	10.47	5.25	10.46	N02°04'49"W
23	48°04'51"	60.00	48.26	25.52	46.97	N30°07'14"W
24	39°00'29"	60.00	40.85	21.25	40.06	N72°39'54"W
PAR. J	14°21'42"	60.00	15.04	7.56	15.00	S80°39'00"W
25	38°39'35"	60.00	40.48	21.05	39.72	S84°08'22"W
26	64°42'00"	60.00	58.70	54.89	80.84	S07°32'26"E
27A	15°51'58"	60.00	16.61	8.36	16.56	S57°49'25"E

LOT CURVE TABLE CONTINUED

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
27B	68°40'35"	50.00	59.93	34.16	56.41	N31°25'06"W
27C	21°34'37"	225.00	84.73	42.87	84.23	N13°42'29"E
27D	105°36'46"	25.00	46.08	32.94	39.83	N77°18'11"E
30	89°22'44"	25.00	39.00	24.73	35.16	S05°12'04"E
41A	5°22'26"	425.00	39.86	19.94	39.85	N42°10'31"E
41B	90°37'18"	25.00	39.54	25.27	35.55	S84°47'56"W
44A	3°34'13"	225.00	15.33	7.67	15.33	N51°50'33"W
44B	66°36'26"	25.00	37.79	23.56	34.29	N10°29'26"W
44C	40°19'47"	95.00	66.87	34.89	65.50	N52°58'40"E
45A	47°00'51"	50.00	41.03	21.75	39.89	N83°21'01"W
45B	47°00'51"	80.00	65.65	34.80	63.81	N83°21'01"W
46	70°55'48"	60.00	74.28	42.74	69.62	S37°40'40"W
47	65°04'03"	80.00	68.14	38.27	64.54	S30°19'15"E
48	61°49'37"	80.00	64.75	35.93	61.65	N86°13'45"E
49A	29°11'03"	80.00	30.56	15.62	30.23	N40°43'15"E
49B	47°00'51"	50.00	41.03	21.75	39.89	N49°38'09"E
50	6°35'16"	145.00	17.52	8.77	17.50	N89°40'56"E
51A	38°14'17"	145.00	96.77	50.26	94.98	N47°06'10"E
51B	38°06'34"	25.00	16.63	8.63	16.32	N47°02'19"E
52A	36°36'25"	25.00	16.12	8.35	15.84	S84°33'47"W
52B	20°06'49"	225.00	78.99	39.90	78.58	N87°01'25"W
54A	90°38'20"	25.00	39.55	25.28	35.55	S51°45'39"E
54B	34°05'59"	275.00	163.67	84.34	161.26	S10°36'30"W

RIGHT OF WAY CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	72°02'38"	25.00	32.75	19.20	30.46	S85°30'31"W
C2	45°09'33"	145.00	114.29	60.30	111.35	S50°33'48"W
C3	27°49'04"	60.00	286.86	———	61.82	N18°31'28"W
C4	248°40'35"	60.00	260.41	———	99.09	N58°34'34"E
C5	21°34'37"	275.00	103.56	52.40	102.95	S13°42'29"W

No.	DATE	REVISION / COMMENT / NOTE	BY
1	3/06/03	REVISED PER COUNTY COMMENTS	JFS

STATE OF VIRGINIA
LAND SURVEYORS
G.T. WILSON, JR.
CERTIFICATE No. 1183
1/3/03
ANDREWS CERTIFIED

COLSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8594

PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT MONTICELLO WOODS LOTS 19-30 AND 39-54

OWNED BY: POWHATAN CROSSING, INC.

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Designed	Drawn
AES	JFS
Scale	Date
1"=60'	1/03/03

Project No.
8130-01

Drawing No.
2 OF 2