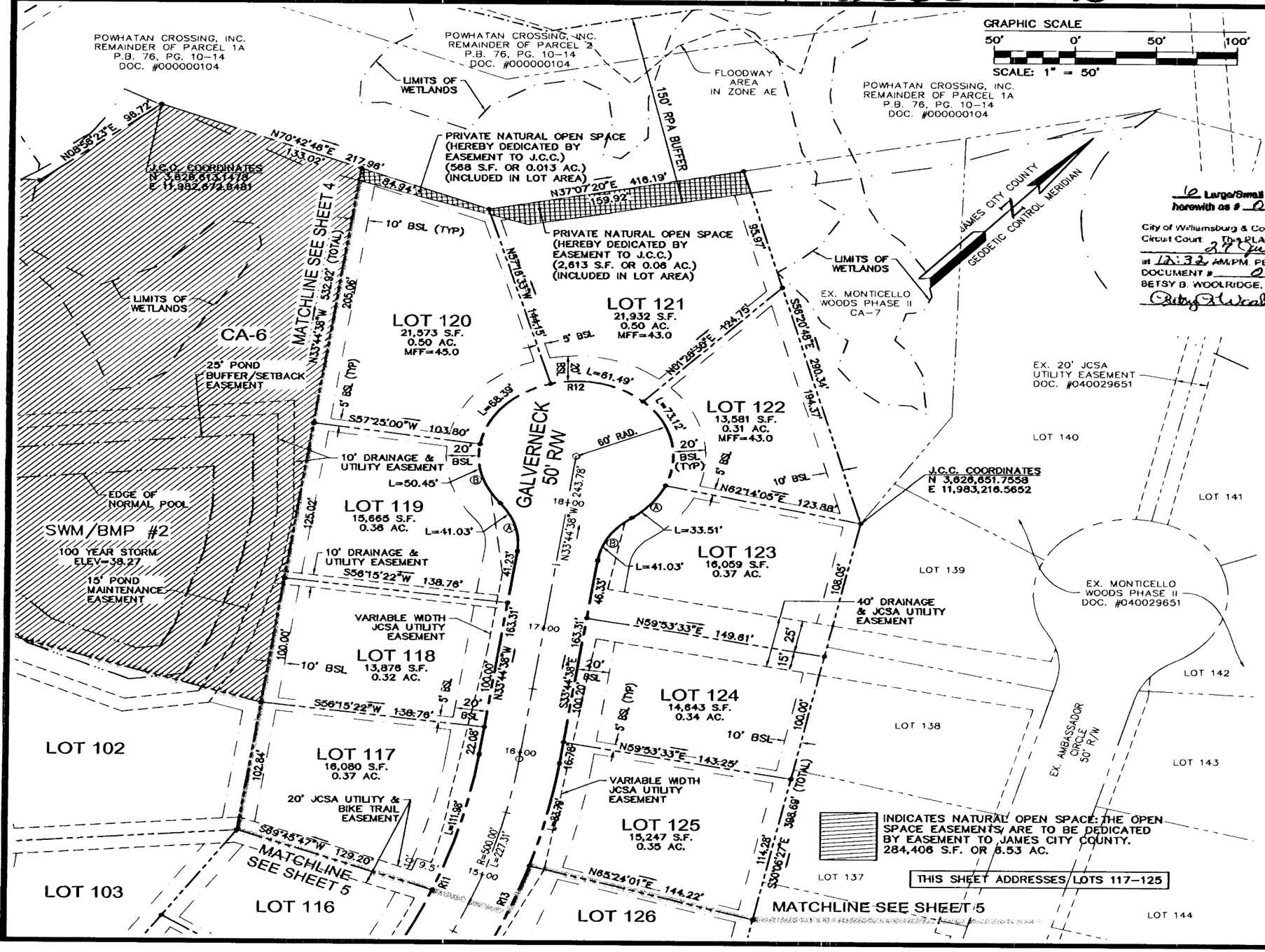
#050017132



6 Large/Small Plat(s) Recorded herewith as # 050017132

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 27 July 2005 at 12:32 AM/PM. PB -- PG -- DOCUMENT # 050017132

BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge Clerk

LOT CURVE TABLE						
LOT	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
74	7°47'57"	625.00	85.08	42.60	85.01	S54°58'12"E
75A	1°54'34"	625.00	20.83	10.42	20.83	S50°06'57"E
75B	43°30'01"	50.00	37.96	19.95	37.06	S70°54'41"E
75C	52°28'15"	60.00	54.95	29.57	53.05	S66°25'34"E
76	81°01'58"	60.00	84.86	51.27	77.96	S00°19'33"W
77	44°15'14"	60.00	46.34	24.40	45.20	S62°58'09"W
78	43°54'24"	60.00	45.98	24.18	44.86	N72°57'02"W
79A	52°07'21"	60.00	54.58	29.34	52.72	N24°56'09"W
79B	51°15'27"	50.00	44.73	23.99	43.25	N24°30'13"W
79C	1°23'16"	575.00	13.93	6.96	13.93	S50°49'34"E
80A	8°06'26"	575.00	81.36	40.75	81.29	N55°34'25"W
80B	89°02'49"	25.00	38.85	24.59	35.06	S75°50'58"W
80C	16°57'01"	225.00	66.56	33.53	66.32	S39°48'04"W
81	90°00'00"	25.00	39.27	25.00	35.36	S03°16'34"W
85A	47°00'51"	50.00	41.03	21.75	39.89	S65°13'51"E
85B	33°01'43"	60.00	34.59	17.79	34.11	S72°13'25"E
86	75°12'34"	60.00	78.76	46.21	73.23	S18°06'16"E
87	69°55'14"	60.00	73.22	41.95	68.76	S54°27'38"W
88	58°45'02"	60.00	61.52	33.77	58.86	N61°12'14"W
89A	37°07'08"	60.00	38.87	20.14	38.19	N13°16'09"W
89B	47°00'51"	50.00	41.03	21.75	39.89	N18°13'00"W
93	90°00'00"	25.00	39.27	25.00	35.36	N86°43'26"W
95	90°00'00"	25.00	39.27	25.00	35.36	S03°16'34"W
96A	68°40'34"	50.00	59.93	34.16	56.41	S76°03'43"E
96B	7°09'17"	60.00	7.49	3.75	7.49	N73°10'38"E
97	84°22'41"	60.00	88.36	54.38	80.59	S72°38'29"W
98	23°26'44"	60.00	24.55	12.45	24.38	N53°26'48"W
100A	90°00'00"	25.00	39.27	25.00	35.36	S86°43'26"E
100B	2°21'09"	350.00	14.37	7.18	14.37	N49°27'09"E
101A	4°32'04"	350.00	27.70	13.86	27.69	S52°53'45"W
101B	42°05'52"	50.00	36.74	19.24	35.92	S34°06'51"W
101C	48°02'27"	60.00	50.31	26.74	48.85	S37°05'09"W
102	73°11'55"	60.00	76.65	44.56	71.55	N82°17'41"W
103	53°55'12"	60.00	56.46	30.52	54.40	N18°44'07"W
104	52°55'52"	60.00	55.43	29.87	53.48	N34°41'25"E
105A	45°22'26"	60.00	47.52	25.08	46.28	N83°50'34"E
105B	54°09'36"	50.00	47.26	25.56	45.52	N79°26'59"E
105C	4°05'37"	300.00	21.43	10.72	21.43	N50°19'23"E
112A	12°45'58"	175.00	38.99	19.58	38.91	N41°53'35"E
112B	105°40'23"	25.00	46.11	32.98	39.85	N17°19'35"W
112C	14°22'59"	575.00	144.34	72.55	143.97	N77°21'16"W
116	12°32'28"	475.00	103.97	52.19	103.76	N13°57'59"W
117	13°30'25"	475.00	111.98	56.25	111.72	N26°59'26"W
119A	47°00'51"	50.00	41.03	21.75	39.89	N57°15'03"W
119B	48°10'29"	60.00	50.45	26.82	48.98	N56°40'14"W
120	65°18'27"	60.00	68.39	38.45	64.75	N00°04'13"E
121	58°43'03"	60.00	61.49	33.75	58.83	N62°04'58"E
122	69°49'35"	60.00	73.12	41.88	68.68	S53°38'43"E
123A	32°00'08"	60.00	33.51	17.21	33.08	S02°43'51"E
123B	47°00'51"	50.00	41.03	21.75	39.89	S10°14'12"E
125	9°08'39"	525.00	83.79	41.98	83.70	N29°10'18"W
126	10°25'17"	525.00	95.49	47.88	95.36	N19°23'20"W
127	6°28'57"	525.00	59.40	29.73	59.37	N10°56'13"W

RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
R1	39°06'29"	235.00	160.40	83.47	157.31	N64°59'31"W
R2	35°23'08"	625.00	385.99	199.37	379.89	N66°51'13"W
R3	273°47'12"	60.00	286.71	–	82.00	N44°13'55"E
R4	9°29'42"	575.00	95.28	47.75	95.18	S54°52'47"E
R5	274°01'41"	60.00	286.96	–	81.82	N48°16'34"E
R6	248°40'37"	60.00	260.41	–	99.09	N13°56'18"E
R7	6°53'13"	350.00	42.07	21.06	42.04	N51°43'11"E
R8	273°27'52"	60.00	286.37	–	82.25	S30°12'09"E
R9	14°22'59"	575.00	144.35	72.55	143.97	S77°21'16"E
R10	39°06'29"	285.00	194.53	101.23	190.78	S64°59'31"E
R11	26°02'53"	475.00	215.95	109.87	214.09	N20°43'11"W
R12	274°01'41"	60.00	286.96	–	81.82	N56°15'22"E
R13	26°02'57"	525.00	238.68	121.44	236.63	S20°43'11"E

COMMON AREA CURVE TABLE						
NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
CA2	1°25'03"	575.00	14.23	7.11	14.22	N83°50'15"W
CA5	133°41'52"	60.00	140.01	140.32	110.34	N36°23'47"W
CA9	11°43'02"	625.00	127.82	64.13	127.59	S64°43'42"E

BOUNDARY CURVE TABLE						
NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	14°21'20"	375.00	93.96	47.23	93.71	S46°39'58"W
C2	80°43'06"	25.00	35.22	21.25	32.38	N85°47'49"W
C3	13°57'33"	625.00	152.27	78.51	151.89	N77°34'00"W

CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
MONTICELLO WOODS
PHASE II
OWNED BY: POWHATAN CROSSING, INC.
LOTS 74 - 112 & 114 - 129
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
2/25/05
G.T. WILSON, JR.
No. 1183
LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY
3	7/6/05	REVISED EASEMENT LABELS PER J.C.C. COMMENTS	VMB
2	6/28/05	REVISED WETLAND DELINEATION PER J.C.C. COMMENTS	VMB
1	4/4/05	REVISED PER J.C.C. COMMENT LETTER DATED 4/1/05	VMB

Designed VMB/JAG	Drawn AWT
Scale 1"=50'	Date 2/25/05
Project No. 8130-6	
Drawing No. 6 OF 6	