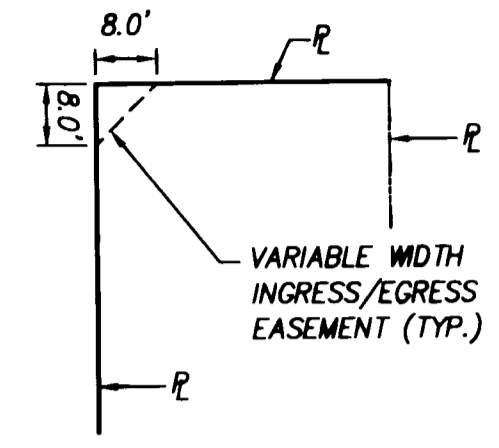


#06001192

DETAIL OF TYPICAL VARIABLE WIDTH INGRESS/EGRESS EASEMENT

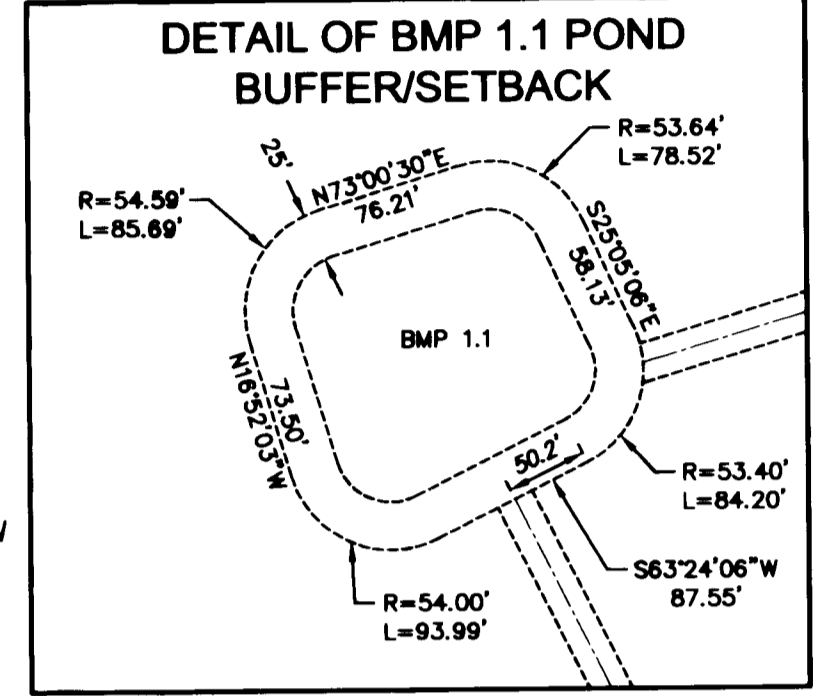
(LOTS 1,4,5,9,10,14,15,18,19,23,24, 28,30,31,35,36,47,48,52 & 53)



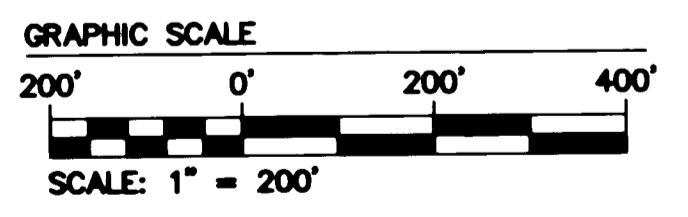
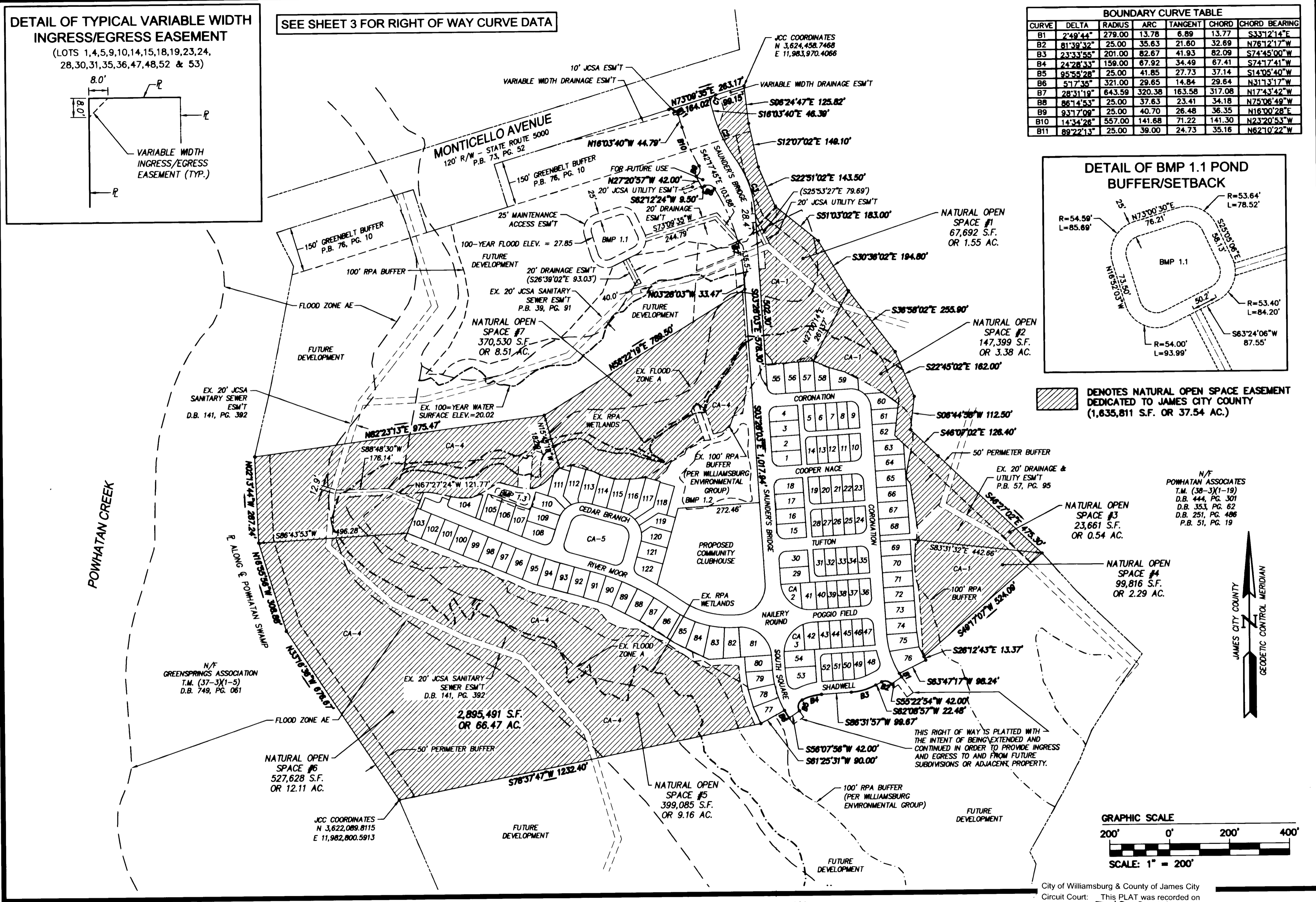
SEE SHEET 3 FOR RIGHT OF WAY CURVE DATA

BOUNDARY CURVE TABLE

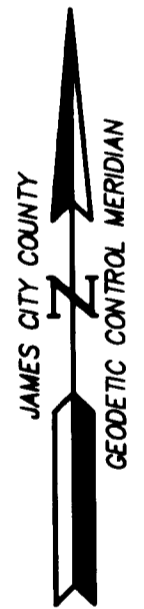
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
B1	2°49'44"	279.00	13.78	6.89	13.77	S33°12'14"E
B2	81°39'32"	25.00	35.63	21.60	32.69	N76°12'17"W
B3	23°33'55"	201.00	82.67	41.93	82.09	S74°45'00"W
B4	24°28'33"	159.00	67.92	34.49	67.41	S74°17'41"W
B5	95°55'28"	25.00	41.85	27.73	37.14	S14°05'40"W
B6	5°17'35"	321.00	29.65	14.84	29.84	N31°13'17"W
B7	28°31'19"	643.59	320.38	163.58	317.08	N17°43'42"W
B8	86°14'53"	25.00	37.63	23.41	34.18	N75°08'49"W
B9	93°17'09"	25.00	40.70	26.48	36.35	N16°00'28"E
B10	14°34'28"	557.00	141.68	71.22	141.30	N23°20'53"W
B11	89°22'13"	25.00	39.00	24.73	35.16	N62°10'22"W



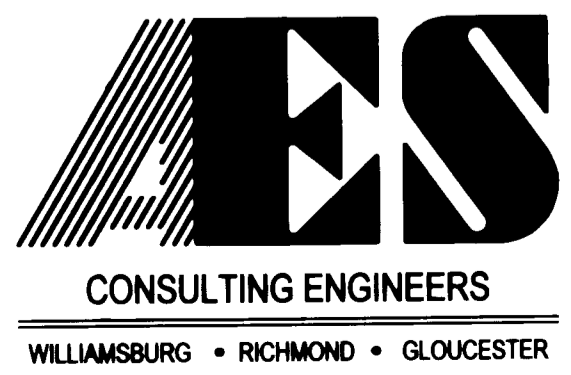
■ DENOTES NATURAL OPEN SPACE EASEMENT DEDICATED TO JAMES CITY COUNTY (1,635,811 S.F. OR 37.54 AC.)



N/F POWHATAN ASSOCIATES
T.M. (38-3)(1-19)
D.B. 444, PG. 301
D.B. 353, PG. 62
D.B. 251, PG. 486
P.B. 51, PG. 19

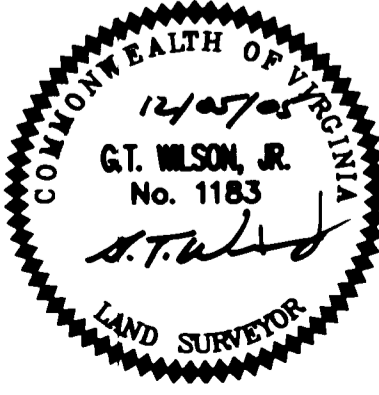


THIS RIGHT OF WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.



5 Large/Small Plat(s) Recorded herewith as # 06001192
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
THE SETTLEMENT AT POWHATAN CREEK
PHASE I
LOTS 1 - 122
OWNED BY: MONTICELLO WOODS ACTIVE ADULT, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	AWT	GTW
2	2/9/06	REVISED PER J.C.C. COMMENT LETTER DATED 2/8/06	AWT	GTW
1	1/3/06	REVISED PER J.C.C. COMMENT LETTER DATED 1/9/06	AWT	GTW

Designed AES	Drawn AWT
Scale 1"=200'	Date 12/5/05
Project No. 9254-2	
Drawing No. 2 of 5	

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
5-12-2006
at 2:34 PM/PM, PG. 1
DOCUMENT # 06001192
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

S:\Jobs\9254\02-Hidden Subdivision.dwg\Plats\925402Subd SH2.dwg, 3/2/2006 8:30:08 AM