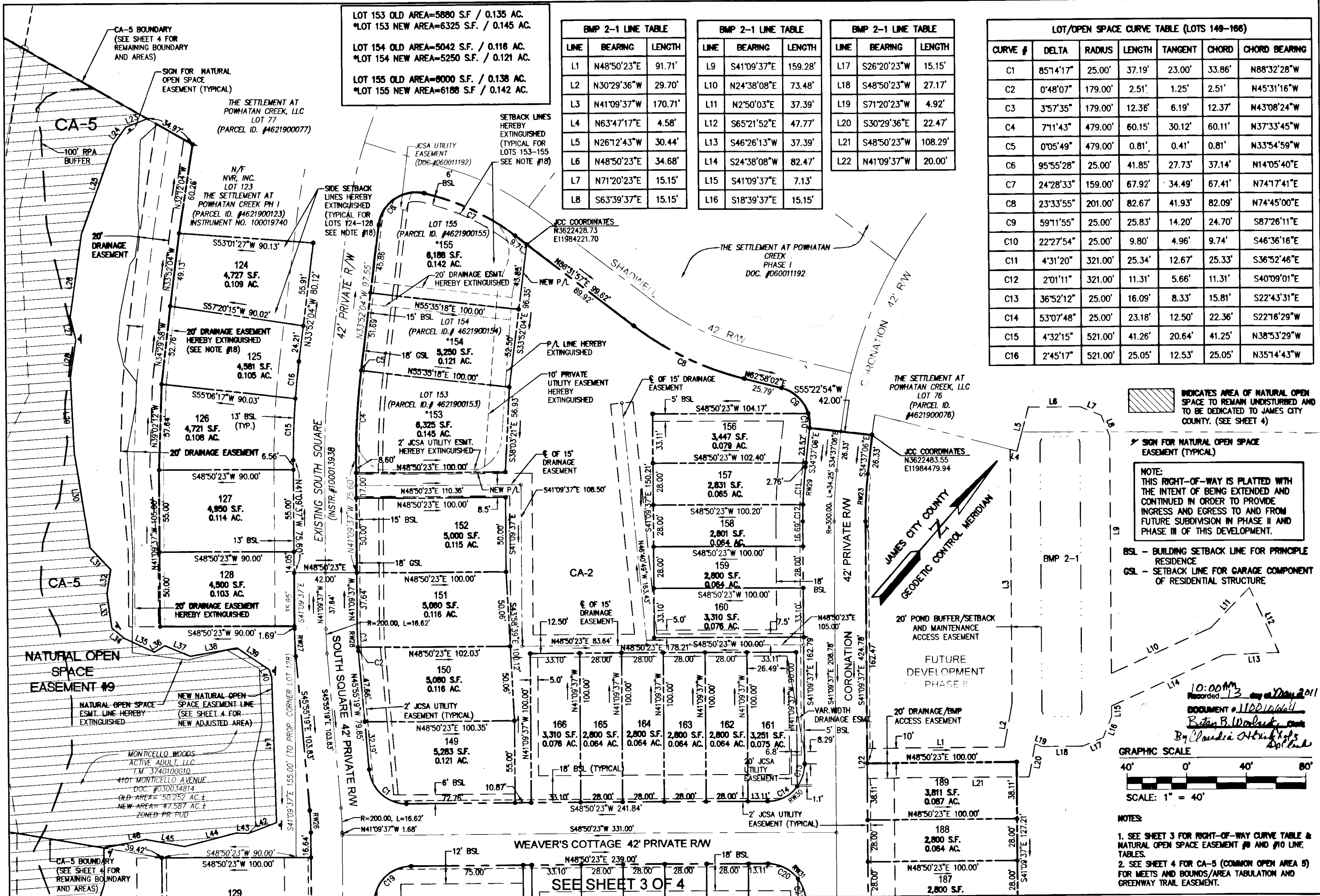


110010664



LOT 153 OLD AREA=5880 S.F. / 0.135 AC.
 *LOT 153 NEW AREA=6325 S.F. / 0.145 AC.
 LOT 154 OLD AREA=5042 S.F. / 0.116 AC.
 *LOT 154 NEW AREA=5250 S.F. / 0.121 AC.
 LOT 155 OLD AREA=8000 S.F. / 0.138 AC.
 *LOT 155 NEW AREA=6188 S.F. / 0.142 AC.

BMP 2-1 LINE TABLE

LINE	BEARING	LENGTH
L1	N48°50'23"E	91.71'
L2	N30°29'36"W	29.70'
L3	N41°09'37"W	170.71'
L4	N63°47'17"E	4.58'
L5	N26°12'43"W	30.44'
L6	N48°50'23"E	34.68'
L7	N71°20'23"E	15.15'
L8	S63°39'37"E	15.15'

BMP 2-1 LINE TABLE

LINE	BEARING	LENGTH
L9	S41°09'37"E	159.28'
L10	N24°38'08"E	73.48'
L11	N2°50'03"E	37.39'
L12	S65°21'52"E	47.77'
L13	S46°26'13"W	37.39'
L14	S24°38'08"W	82.47'
L15	S41°09'37"E	7.13'
L16	S18°39'37"E	15.15'

BMP 2-1 LINE TABLE

LINE	BEARING	LENGTH
L17	S26°20'23"W	15.15'
L18	S48°50'23"W	27.17'
L19	S71°20'23"W	4.92'
L20	S30°29'36"E	22.47'
L21	S48°50'23"W	108.29'
L22	N41°09'37"W	20.00'

LOT/OPEN SPACE CURVE TABLE (LOTS 149-166)

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	85°14'17"	25.00'	37.19'	23.00'	33.86'	N88°32'28"W
C2	0°48'07"	179.00'	2.51'	1.25'	2.51'	N45°31'16"W
C3	3°57'35"	179.00'	12.36'	6.19'	12.37'	N43°08'24"W
C4	7°11'43"	479.00'	60.15'	30.12'	60.11'	N37°33'45"W
C5	0°05'49"	479.00'	0.81'	0.41'	0.81'	N33°54'59"W
C6	95°55'28"	25.00'	41.85'	27.73'	37.14'	N14°05'40"E
C7	24°28'33"	159.00'	67.92'	34.49'	67.41'	N74°17'41"E
C8	23°33'55"	201.00'	82.67'	41.93'	82.09'	N74°45'00"E
C9	59°11'55"	25.00'	25.83'	14.20'	24.70'	S87°26'11"E
C10	22°27'54"	25.00'	9.80'	4.96'	9.74'	S46°36'16"E
C11	4°31'20"	321.00'	25.34'	12.67'	25.33'	S36°52'46"E
C12	2°01'11"	321.00'	11.31'	5.66'	11.31'	S40°09'01"E
C13	36°52'12"	25.00'	16.09'	8.33'	15.81'	S22°43'31"E
C14	53°07'48"	25.00'	23.18'	12.50'	22.36'	S22°16'29"W
C15	4°32'15"	521.00'	41.26'	20.64'	41.25'	N38°53'29"W
C16	2°45'17"	521.00'	25.05'	12.53'	25.05'	N35°14'43"W

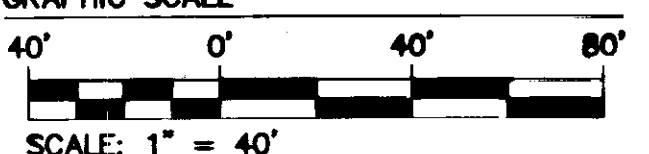
INDICATES AREA OF NATURAL OPEN SPACE TO REMAIN UNDISTURBED AND TO BE DEDICATED TO JAMES CITY COUNTY. (SEE SHEET 4)

SIGN FOR NATURAL OPEN SPACE EASEMENT (TYPICAL)

NOTE: 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 SUBDIVISION IN PHASE II AND PHASE III OF THIS DEVELOPMENT.

BSL - BUILDING SETBACK LINE FOR PRINCIPLE RESIDENCE
 GSL - SETBACK LINE FOR GARAGE COMPONENT OF RESIDENTIAL STRUCTURE

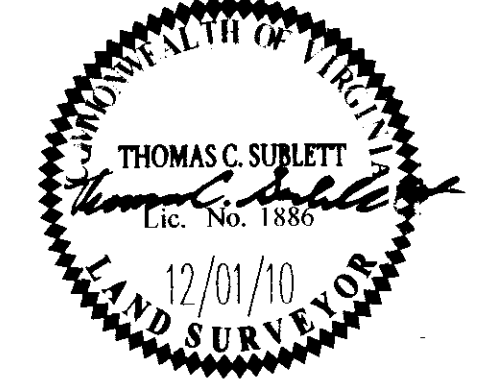
10:00 AM
 Recorded 13 May 2011
 DOCUMENT # 110010664
 By *Brian B. Wood*
 By *Claudia Strickland*



NOTES:
 1. SEE SHEET 3 FOR RIGHT-OF-WAY CURVE TABLE & NATURAL OPEN SPACE EASEMENT #9 AND #10 LINE TABLES.
 2. SEE SHEET 4 FOR CA-5 (COMMON OPEN AREA 5) FOR MEETS AND BOUNDS/AREA TABULATION AND GREENWAY TRAIL EASEMENT.

4 Large/Small Plat(s) Recorded herewith as # 110010664

Rev	Date	Description	Revised By
3	3/18/11	REVISED SETBACK LINES	JFS
2	3/15/11	REMOVED LOT 123 PER OWNER	JFS
1	3/4/11	REVISED PER COUNTY COMMENTS	JFS



AES
 CONSULTING ENGINEERS
 5246 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.aesva.com

PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT
THE SETTLEMENT AT POWHATAN CREEK
 PHASE II
 LOTS 124-133, 145-172, AND 186-189
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TRS/RDM
 Project Number: 9254-08
 Scale: 1"=40' Date: 12/01/10
 Sheet Number
2 of 4