

130017017

RESUBDIVISION OF
 LOTS 19 THROUGH 28, PHASE I
 AND
 REVISION OF EASEMENTS & SETBACKS
 LOTS 16 THROUGH 18, PHASE I
THE SETTLEMENT AT POWHATAN CREEK
 JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA
 DATE: 02/26/2013 SCALE: 1"=20" JOB # 13-070

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 48°28'03" E	90°00'00"
C2	25.00'	39.27'	35.36'	S 41°31'57" W	90°00'00"
C3	15.00'	23.56'	21.21'	N 41°31'57" E	90°00'00"
C4	15.00'	23.56'	21.21'	N 48°28'03" W	90°00'00"
C5	25.00'	39.27'	35.36'	N 48°28'03" W	90°00'00"
C6	25.00'	39.27'	35.36'	N 41°31'57" E	90°00'00"



LOT LINES, EASEMENTS AND SETBACKS AS SHOWN
 ON PLAT RECORDED AS INSTRUMENT #060011192

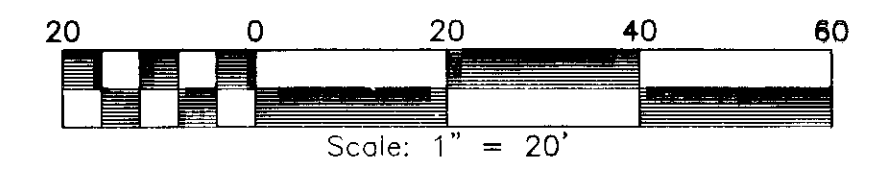
REVISED LOT LINES, EASEMENTS AND SETBACKS
 SHOWN ON SHEET 3.

LandTech
 Resources, Inc.
 Surveying • Engineering • GPS

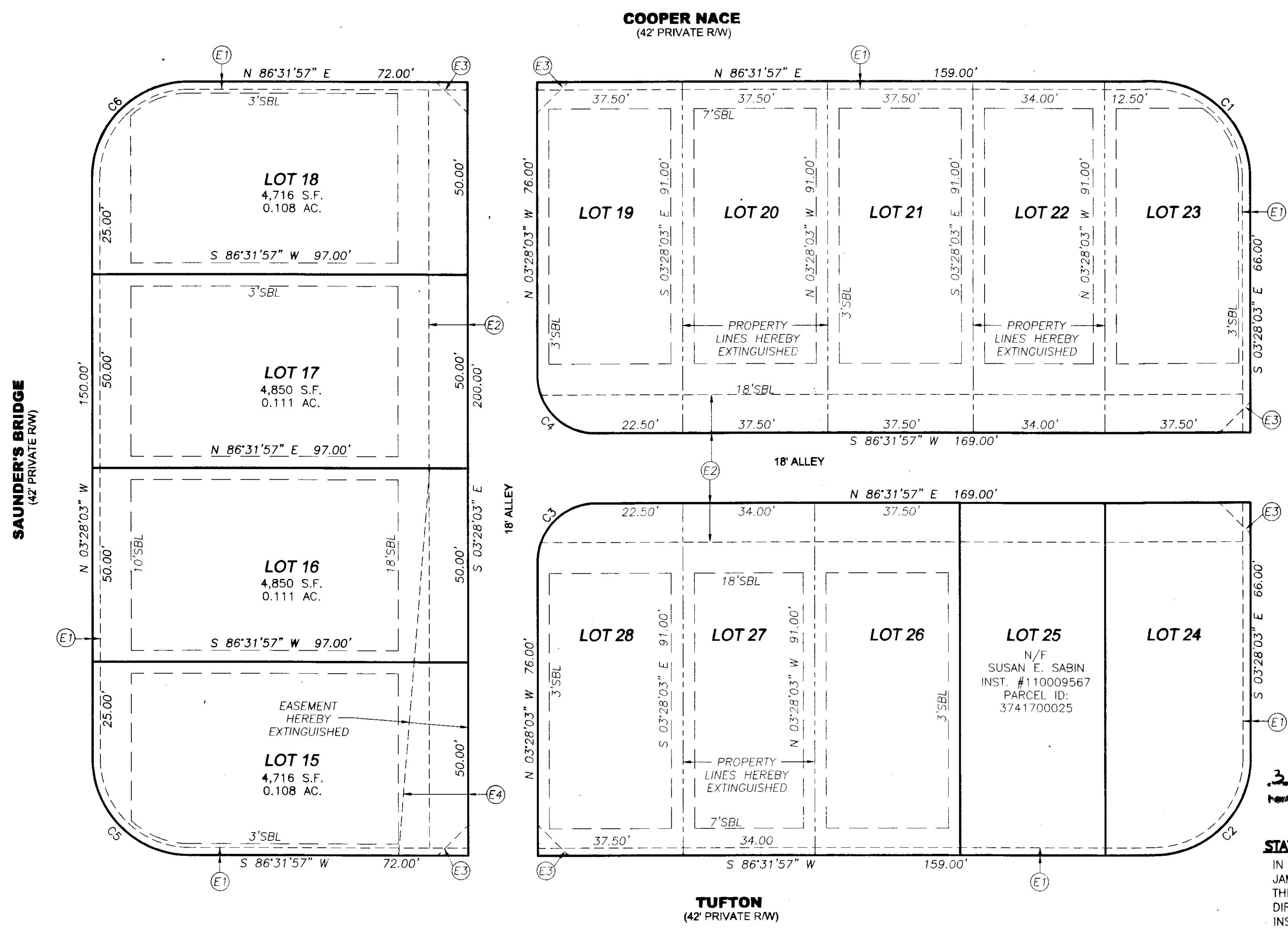
205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 2 OF 3

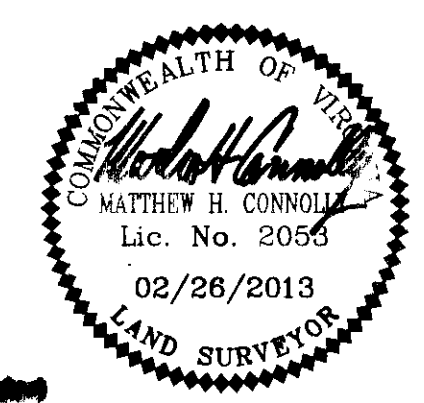
JCC-S-0018-2013



	OLD AREA	NEW AREA
LOT 19	3,364 S.F. / 0.077 AC.	4,138 S.F. / 0.095 AC.
LOT 20	3,413 S.F. / 0.078 AC.	4,186 S.F. / 0.096 AC.
LOT 21	3,413 S.F. / 0.078 AC.	4,186 S.F. / 0.096 AC.
LOT 22	3,094 S.F. / 0.071 AC.	4,052 S.F. / 0.093 AC.
LOT 23	3,278 S.F. / 0.075 AC.	0,000 S.F. / 0.000 AC.
LOT 26	3,413 S.F. / 0.078 AC.	4,959 S.F. / 0.114 AC.
LOT 27	3,094 S.F. / 0.071 AC.	4,911 S.F. / 0.113 AC.
LOT 28	3,364 S.F. / 0.077 AC.	0,000 S.F. / 0.000 AC.



- (E1) EXISTING 2' JCSA UTILITY EASEMENT
- (E2) EXISTING 10' PRIVATE UTILITY EASEMENT
- (E3) EXISTING VARIABLE WIDTH INGRESS/EGRESS EASEMENT
- (E4) EXISTING VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT



3 copies of this plat recorded
 Instrument # 130017017

STATE OF VIRGINIA, JAMES CITY COUNTY
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
 JAMES CITY THIS 19th DAY OF July, 2013.
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
 DIRECTS AT [Signature] INSTRUMENT # 130017017
 TESTE

By Charles Chantry, DC