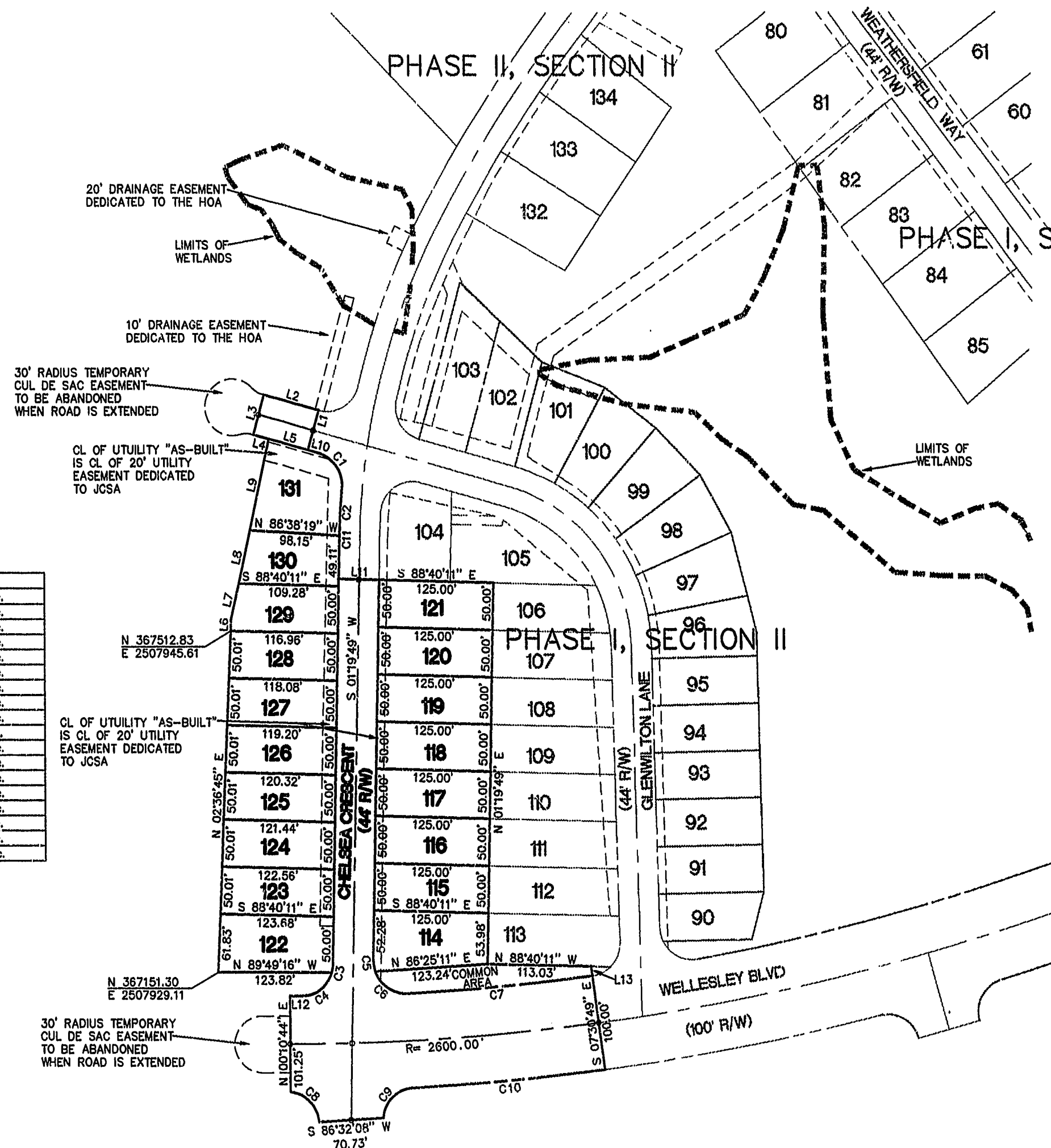


THE VILLAGES AT WESTMINSTER

PHASE II, SECTION I

BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: MAY 31, 1998 SCALE: 1"=100'

LOT	AREA
114	.170 ac.
115	.144 ac.
116	.144 ac.
117	.144 ac.
118	.144 ac.
119	.144 ac.
120	.144 ac.
121	.144 ac.
122	.173 ac.
123	.141 ac.
124	.140 ac.
125	.139 ac.
126	.138 ac.
127	.136 ac.
128	.135 ac.
129	.131 ac.
130	.131 ac.
131	.182 ac.



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 15°32'19" W	44.00'
L2	S 74°27'41" E	61.53'
L3	N 15°32'19" E	44.00'
L4	S 74°27'41" E	17.53'
L5	S 74°27'41" E	43.99'
L6	N 00°33'51" E	10.51'
L7	N 12°31'54" E	40.28'
L8	N 12°31'54" E	57.69'
L9	N 12°31'54" E	99.15'
L10	N 74°27'41" W	12.15'
L11	N 88°40'11" W	44.00'
L12	S 89°49'16" E	12.33'
L13	S 07°30'49" E	10.09'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	79°50'39"	S 34°32'22" E	29.29	35.00	48.77	44.92
C2	03°45'20"	S 03°30'18" W	25.31	772.00	50.60	50.59
C3	15°17'00"	N 09°03'19" E	4.75	35.00	9.44	9.41
C4	73°23'54"	N 53°28'47" E	26.09	35.00	44.84	41.83
C5	20°29'41"	S 08°55'01" E	8.33	35.00	12.52	12.45
C6	73°48'48"	S 56°03'16" E	26.27	35.00	45.07	42.02
C7	04°34'09"	N 84°46'15" E	101.73	2550.00	203.36	203.30
C8	78°23'49"	N 43°37'52" W	28.54	35.00	47.89	44.24
C9	81°54'04"	S 46°05'48" W	30.37	35.00	50.03	45.88
C10	04°33'38"	N 84°46'00" E	105.52	2650.00	210.93	210.87
C11	00°17'50"	N 01°28'43" E	2.00	772.00	4.00	4.00

NOTES:

- 1) WETLANDS DELINEATED BY DOMINION ENVIRONMENTAL CONSULTANTS, INC AND FIELD LOCATED BY RICHMOND ENGINEERING, INC.
- 2) MONUMENTS WILL BE INSTALLED AS REQUIRED IN SECTION 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE. AT LEAST TWO NEW OR EXISTING MONUMENTS AT EXTERIOR SUBDIVISION BOUNDARIES SHALL BE REFERENCED TO THE COUNTY GEODETIC CONTROL NETWORK.
- 3) IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 4) NEW MONUMENTS AT THE SUBDIVISION BOUNDARY ARE REFERENCED TO JAMES CITY COUNTY MONUMENT STATION NO. 308 (NAD27).
- 5) ANY OLD WELLS ON SITE SHALL BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
- 6) WETLANDS & LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23B-9C(1) OF THE JAMES CITY COUNTY CODE.
- 7) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- 8) NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

SETBACKS:

FRONT 50' FROM CENTERLINE OF ROAD
SIDE 5'
REAR 5'

FOR SETBACK PURPOSES, ON ALL CORNER LOTS, THE SHORTER OF THE TWO SIDES SHALL BE CONSIDERED THE FRONT.

Rickmond Engineering, Inc.

1643-C Merrimac Trail
Williamsburg VA 23185
(757)229-1776 or 898-4149

Civil Engineering
Environmental Engineering
Land Surveying



Scale 1" = 100 ft

PLAT RECORDED IN
P.B. NO. 712 PAGE 68+69

1:58 PM 12 day of Oct 1998
DOCUMENT # 980517849
W. J. S. Clerk