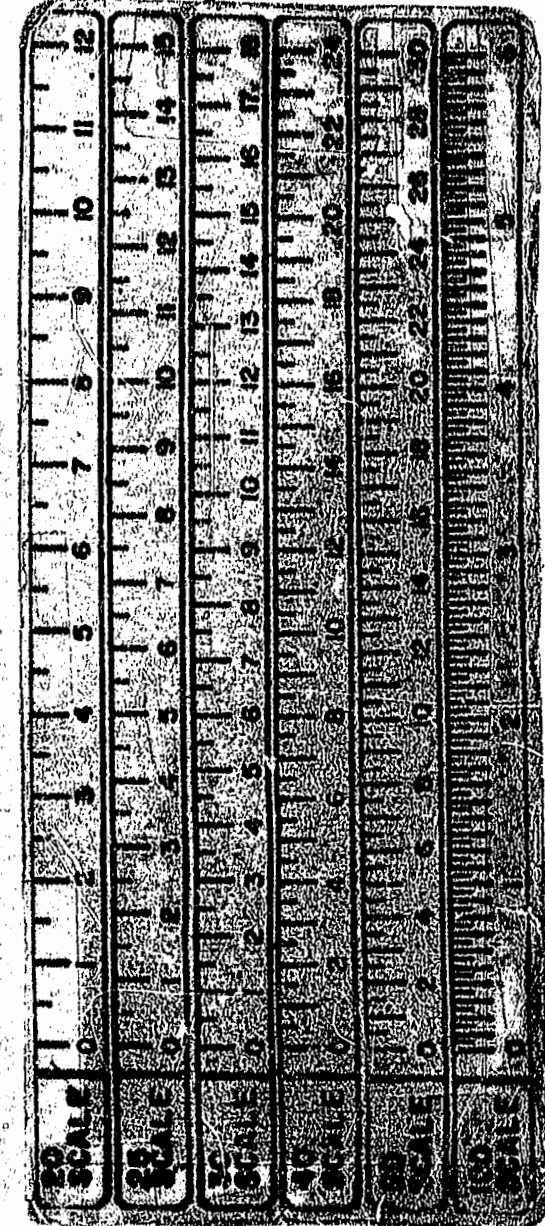


SUBDIVISION OF PARCEL 1 OF THE VILLAGES AT WESTMINSTER PHASE II, SECTION II

BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: SEPTEMBER 2, 1998 SCALE: 1"=100'



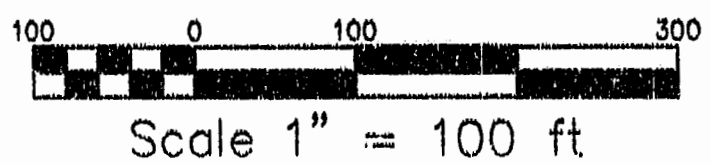
PROPOSED ROUTE 199
VARIABLE R/W

N/F
WARHILL ASSOCIATES, L.L.C.
DB 809 • PG 636

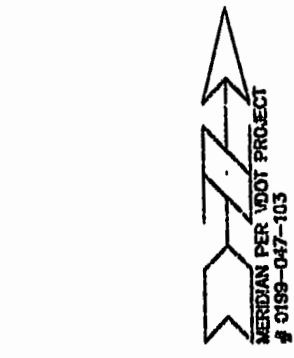
N/F
WARHILL ASSOCIATES, L.L.C.
DB 809 • PG 636

- 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.

1:20 PM
Recorded *[Signature]* way of *[Signature]* 1998
DOCUMENT # *96-0011506*
[Signature] Clerk



PLAT RECORDED IN
P.B. NO. *91* PAGE *22* OF *28*



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 44°01'21" W	16.78'
L2	S 58°00'11" W	25.00'
L3	S 20°22'03" W	25.00'
L4	N 48°39'13" E	68.71'
L5	S 7°20'47" E	22.14'
L6	N 41°20'47" W	52.88'
L7	N 41°20'47" W	22.20'
L8	N 41°20'47" W	53.02'
L9	N 41°20'47" W	22.07'
L10	N 41°20'47" W	53.15'
L11	N 41°20'47" W	21.93'
L12	N 41°20'47" W	53.29'
L13	N 41°20'47" W	21.79'
L14	N 41°20'47" W	68.36'
L15	S 45°58'39" W	80.99'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	46°11'13"	N 67°06'57" W	10.66	25.00	20.15	19.61
C2	79°16'43"	N 04°22'59" W	29.00	35.00	48.43	44.66
C3	03°43'24"	S 33°23'41" W	49.47	1522.00	98.90	98.89
C4	03°31'27"	S 41°06'50" W	46.82	1522.00	93.61	93.60
C5	96°37'33"	N 87°39'53" E	39.30	35.00	59.03	52.28
C6	46°11'13"	S 20°55'44" E	10.66	25.00	20.15	19.61
C7	71°47'49"	N 33°44'02" W	28.95	40.00	50.12	46.91
C8	49°05'13"	S 85°49'28" W	18.27	40.00	34.27	33.23
C9	46°11'26"	S 38°11'07" W	17.06	40.00	32.25	31.38
C10	49°05'13"	S 09°27'13" E	18.27	40.00	34.27	33.23
C11	56°12'44"	S 62°06'12" E	21.36	40.00	39.24	37.69

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 Trall
Williamsburg VA 23185
(757)229-1776 or 898-4149

Civil Engineering
Environmental Engineering
Lana Surveying

I:\97173\97173BR2 Thu Nov 19 15:16:44 1998