NOW OR FORMERLY POWHATAN ENTERPRISES, INC.

## WETLANDS DELINEATED BY OTHERS EXISTING 20' JAMES CITY SERVICE AUTHORITY SANTARY SEWER EASEMENT P.B.66, PG.70 101 #15 LOT HAA 101 815 WATERS EDGE DRIVE WATERS EDGE STREET DUSTING 15' NIDE VIRGINA POWER EASEMENT LOL BE. \$7001'12'W H23'48'36'W 25.06' .C. 467 SEE EASEMENT HOTE D H70(1'12'T 7184 ST. 1c4 465 S19"58"4"" 25.00" O' #21 `O₂ HQ₽ (D) 465 EXISTING 25' NAMES CITY SERVICE AUTHORITY UTILITY EASEMENT

## CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	05'36'38"	180.00	17.63	8.82'	17.62'	S 67'12'53" W
C2	15'35'29"	180.00*	48.98'	24.64	48.83	S 56'36'50" W

Hooorded / day of 2014 tarks 1999 UCCOMPAT # 290323238 329 Alles OSUCYCIAN

GRAPHIC SCALE SCALE: 1"= 40"

## PLAT OF SUBDIVISION WATERFORD ATPOWHATAN SECONDARY

PHASE TWENTY-THREE BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA

DATE: 10/21/98

SHEET 3 OF 3

SCALE: 1"=40"

PROJECT NO: 97-008

DRAWN BY: SJB

SLEDD & ASSOCIATES, P.C.

ENGINEERS PLANNERS SURVEYORS

11832 ROCK LANDING DRIVE, SUITE 203

HEWPORT HEWS, VIRGINIA 23606

(757) 873-3386



## EASEMENT NOTES:

- \*A\* EASEMENT TO BEGIN AT THE FENCE (AS CONSTRUCTED BY THE DEVELOPER) LOCATED NEAR THE FRONT OF THE BUILDING.
- "B" EASEMENT TO TERMINATE 8.00' BEYOND THE REAR OF THE BUILDING AS CONSTRUCTED BY THE DEVELOPER.
- \*C\* THE WIDTH OF THE PRIVATE DRAINAGE EASEMENT VARIES BETWEEN BUILDINGS AND WILL EXTEND TO 0.5\* FROM THE BUILDING IN ORDER TO ELIMINATE ENCROACHMENTS.
- "D" EASEMENT TO BEGIN AT FRONT EDGE OF DECK AS CONSTRUCTED BY THE DEVELOPER.