

PLAT OF SUBDIVISION  
**WATERFORD**  
 AT  
**POWHATAN SECONDARY**  
 PHASE TWENTY-SIX  
 BERKELEY DISTRICT  
 JAMES CITY COUNTY, VIRGINIA

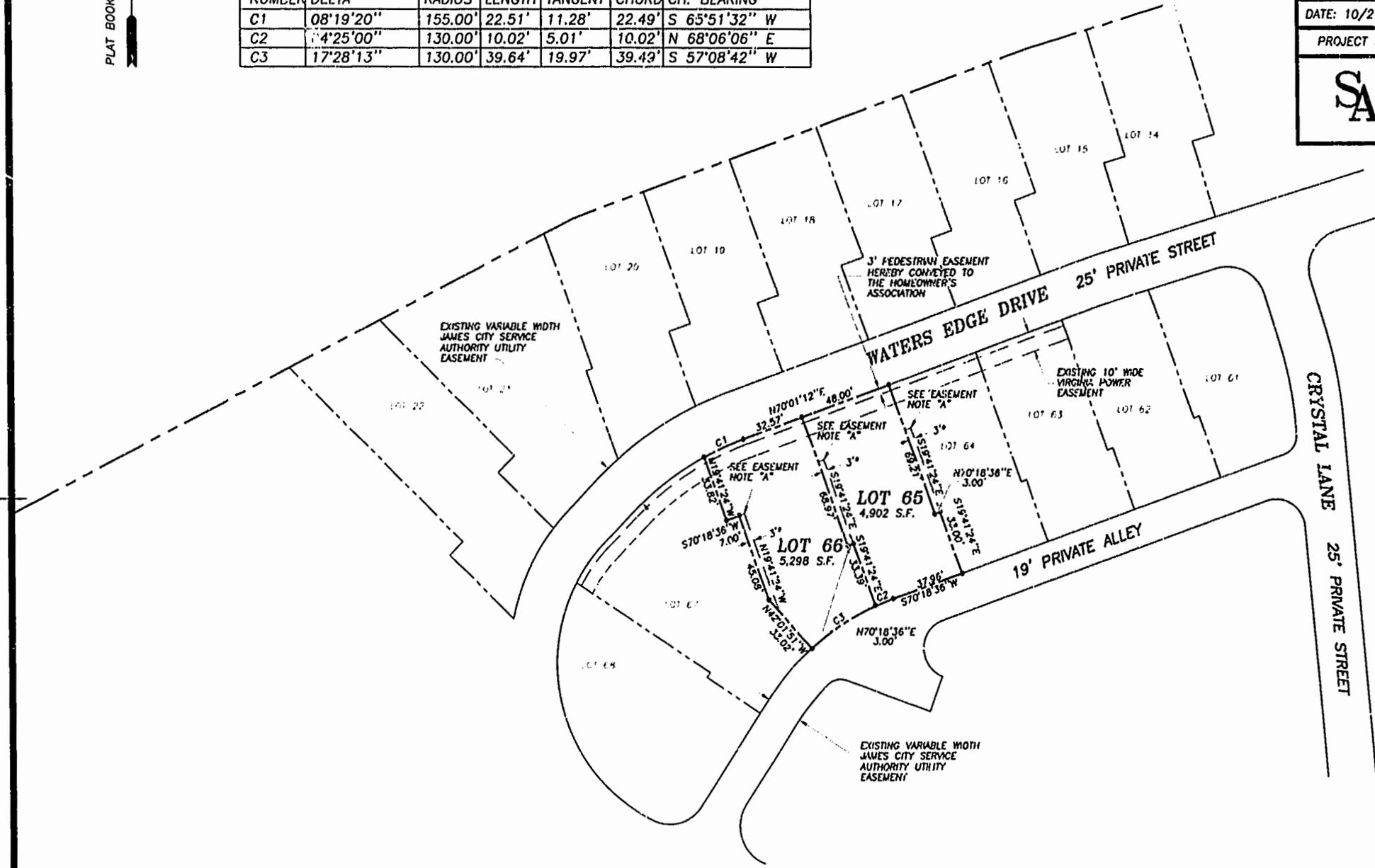
DATE: 10/21/98 SHEET 3 OF 3 SCALE: 1"=40'  
 PROJECT NO: 97-008 DRAWN BY: SJB

**SA** **SLEDD & ASSOCIATES, P.C.**  
 ENGINEERS PLANNERS SURVEYORS  
 11832 ROCK LANDING DRIVE, SUITE 203  
 NEWPORT NEWS, VIRGINIA 23606  
 (757) 873-3386

**CURVE DATA**

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	08°19'20"	155.00'	22.51'	11.28'	22.49'	S 65°51'32" W
C2	4°25'00"	130.00'	10.02'	5.01'	10.02'	N 68°06'06" E
C3	17°28'13"	130.00'	39.64'	19.97'	39.43'	S 57°08'42" W

PLAT BOOK 65, PAGE 70



\* EASEMENT FOR THE BENEFIT OF THE ADJACENT LOT OWNER.

- 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.

11:52 AM  
 Recorded 3 day of Nov 1999  
 DOCUMENT # 990028108  
 W. Page Cockrell  
 Clerk

PLAT RECORDED IN  
 PL. NO. 75 PAGE 22-29

