

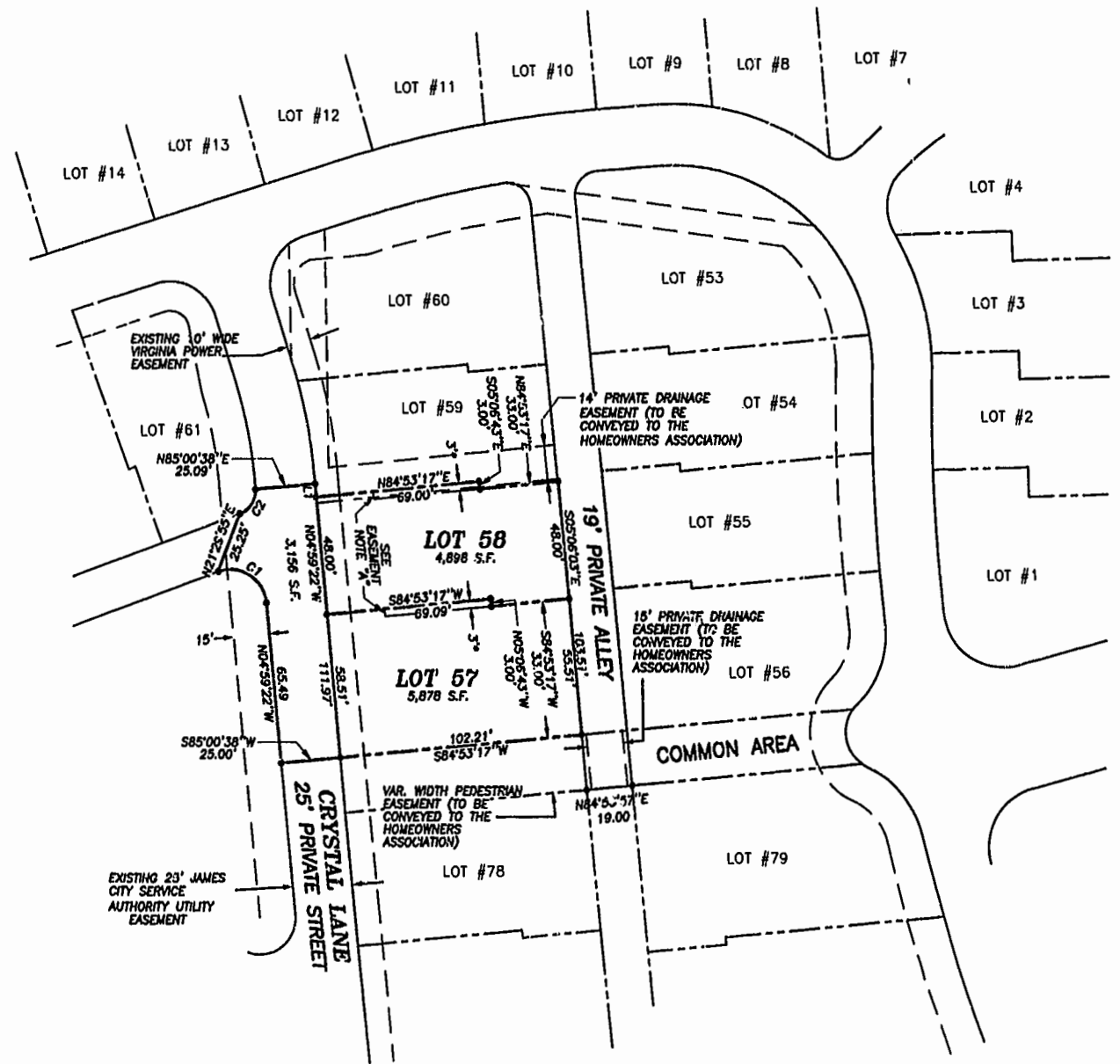
PLAT OF SUBDIVISION
WATERFORD
 AT
POWHATAN SECONDARY
 PHASE TWELVE
 BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA

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



PLAT BOOK 66, 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, PHASE THREE.

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	104°42'02"	18.00'	27.41'	19.44'	23.75'	S87°20'23"E
C2	73°32'30"	10.00'	12.84'	7.47'	11.97'	N33°32'21"E

GRAPHIC SCALE



SCALE: 1" = 40'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N04°59'22"W	5.46'

1:06 PM
 Recorded 15th day of Dec. 1999
 DOCUMENT # 99M26157
 [Signature] Clerk