

LOT	AREA
98	.169 ac.
99	.151 ac.
100	.155 ac.
101	.157 ac.
102	.158 ac.
216	.157 ac.
217	.155 ac.
218	.152 ac.
219	.147 ac.
220	.141 ac.
221	.234 ac.
222	.210 ac.
223	.143 ac.
224	.144 ac.
225	.146 ac.
226	.150 ac.
227	.149 ac.
228	.145 ac.
229	.142 ac.
230	.141 ac.
231	.141 ac.
232	.142 ac.
234	.130 ac.
233	.222 ac.
244	.134 ac.
245	.136 ac.
246	.136 ac.
247	.140 ac.
248	.137 ac.
249	.135 ac.
272	.150 ac.
273	.130 ac.
274	.132 ac.

THE VILLAGES AT WESTMINSTER

PHASE IV, SECTION I

BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 DATE: FEBRUARY 14, 2005 SCALE: 1"=100'

PHASE I, SECTION I
 PB 67 • PGS 23-28

CURVE TABLE

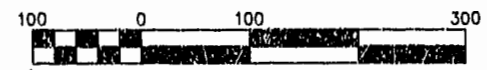
NUMBER	DELTA	CHORD	TAN	RADIUS	ARC LEN	CH LEN
C1	73°23'54"	N 53°07'19" W	26.09	35.00	44.84	41.83
C2	22°53'18"	S 04°58'43" E	7.09	35.00	13.98	13.00
C3	01°24'52"	S 07°10'23" W	20.69	2161.78	53.37	53.77
C4	01°20'27"	N 08°33'02" E	25.29	2161.78	50.58	50.58
C5	01°20'27"	N 09°53'29" E	25.29	2161.78	50.58	50.58
C6	01°20'27"	S 11°13'55" W	25.29	2161.78	50.58	50.58
C7	01°20'27"	N 12°34'22" E	25.29	2161.78	50.58	50.58
C8	01°20'27"	S 13°54'48" W	25.29	2161.78	50.58	50.58
C9	01°20'27"	N 15°15'15" E	25.29	2161.78	50.58	50.58
C10	01°20'27"	S 16°35'41" W	25.29	2161.78	50.58	50.58
C11	01°20'27"	N 17°56'08" E	25.29	2161.78	50.58	50.58
C12	01°20'27"	S 19°16'34" W	25.29	2161.78	50.58	50.58
C13	01°33'12"	S 20°41'23" W	29.31	2161.78	58.61	58.61
C14	84°02'19"	N 63°31'09" E	31.54	35.00	51.34	46.86
C15	91°31'34"	N 24°21'02" W	35.94	35.00	55.91	50.15
C16	01°05'39"	S 20°45'56" W	21.06	2205.78	42.12	42.12
C17	01°17'56"	S 19°34'08" W	25.00	2205.78	50.01	50.01
C18	01°17'56"	S 18°18'12" W	25.00	2205.78	50.01	50.00
C19	01°17'56"	S 16°58'16" W	25.00	2205.78	50.01	50.00
C20	01°17'56"	S 15°40'20" W	25.00	2205.78	50.01	50.00
C21	01°17'56"	N 14°22'24" E	25.00	2205.78	50.01	50.00
C22	01°17'56"	S 13°04'28" W	25.00	2205.78	50.01	50.00
C23	01°17'56"	S 11°46'32" W	25.00	2205.78	50.01	50.00
C24	01°17'56"	S 10°28'36" W	25.00	2205.78	50.01	50.00
C25	01°17'56"	N 09°10'40" E	25.00	2205.78	50.01	50.00
C26	01°17'56"	S 07°52'44" W	25.00	2205.78	50.01	50.00
C27	01°05'05"	S 06°41'13" W	20.88	2205.78	41.76	41.76
C28	84°02'03"	S 48°09'42" W	31.53	35.00	51.33	46.85
C29	19°30'01"	S 80°04'16" E	27.15	158.00	53.77	53.52
C30	12°51'29"	N 78°24'03" W	22.78	202.00	45.33	45.24
C31	10°54'24"	S 75°40'01" E	15.08	158.00	30.08	30.03
C32	01°07'19"	S 73°54'02" E	9.58	978.00	19.15	19.15
C33	03°07'33"	S 71°48'35" E	26.89	978.00	53.36	53.35
C34	05°55'18"	S 73°10'28" E	10.45	202.00	26.38	22.87
C35	73°23'55"	S 53°28'47" W	26.09	35.00	44.84	41.83

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 82°39'08" E	72.36
L2	N 07°10'13" E	112.56
L3	N 04°47'34" E	70.28
L4	N 16°52'24" W	76.38
L5	S 51°38'51" E	72.82
L6	S 71°20'36" E	72.41
L7	N 01°33'05" E	11.44
L8	N 89°49'16" W	12.33

- NOTES:
- 1) WETLANDS DELINEATED BY DOMINION ENVIRONMENTAL CONSULTANTS, INC AND FIELD LOCATED BY RICKMOND 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. 30B (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) FOR SETBACK PURPOSES, ON ALL CORNER LOTS, THE SHORTER OF THE TWO SIDES SHALL BE CONSIDERED THE FRONT.
 - 9) THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

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



11:53 AM
 Scale 1" = 100 ft
 100-10047
 Rickmond Engineering, Inc.



Rickmond Engineering, Inc.

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

Civil Engineering
 Environmental Engineering
 Land Surveying

SHEET 2 OF 2
 98144P41.DWG

SCALE 1" = 100'