

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

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

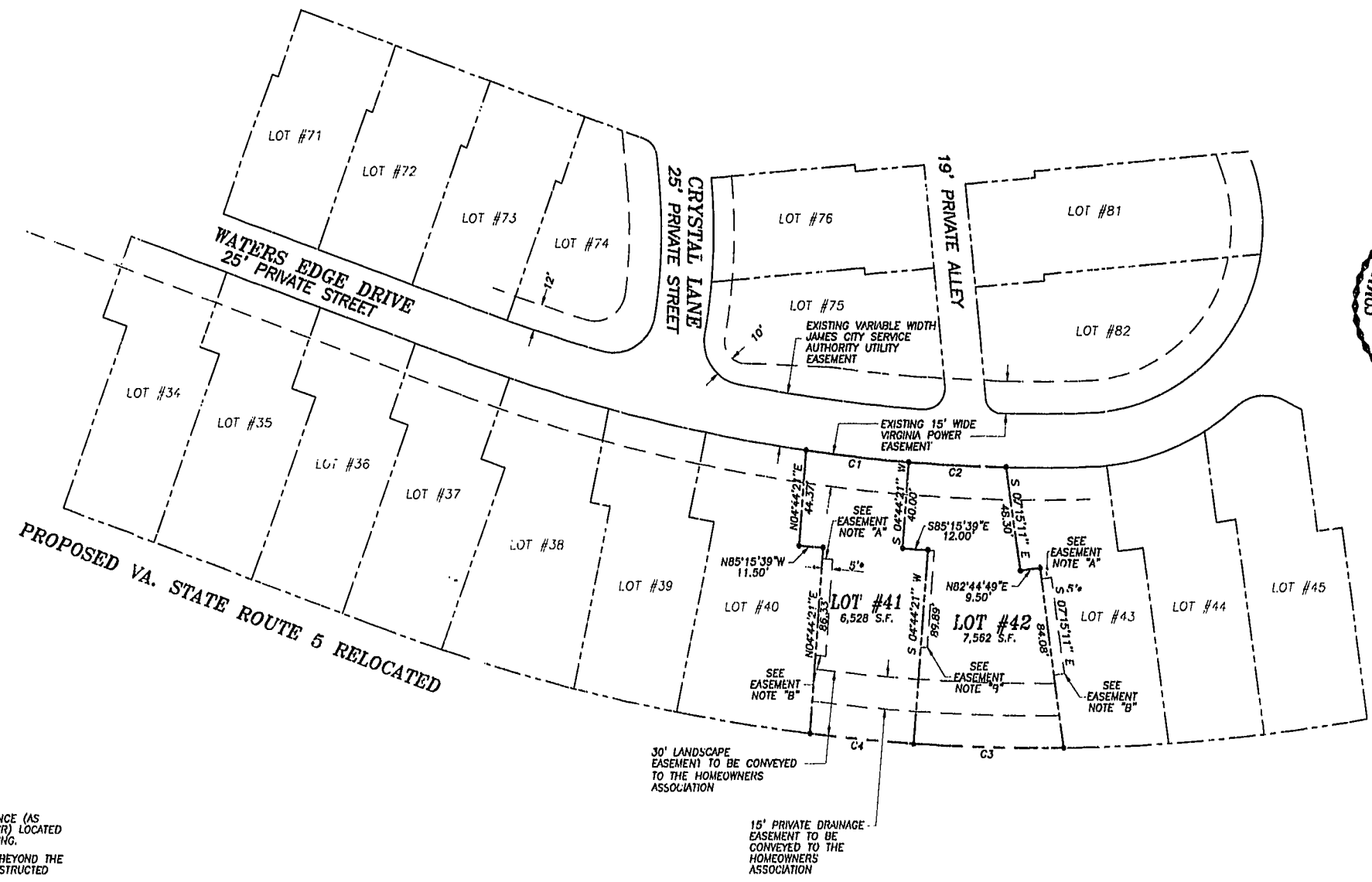


SLEDD & ASSOCIATES, P.C.  
ENGINEERS PLANNERS SURVEYORS  
11832 ROCK LANDING DRIVE, SUITE 203  
NEWPORT NEWS, VIRGINIA 23606  
(757) 873-3386

PLAT BOOK 66, PAGE 70

CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	03°34'11"	794.91'	49.53'	24.77'	49.52'	S 83°40'31" E
C2	03°22'00"	794.91'	46.71'	23.36'	46.70'	S 87°08'36" E
C3	04°26'07"	924.91'	71.60'	35.82'	71.58'	N 88°23'35" W
C4	03°05'53"	924.91'	50.01'	25.01'	50.00'	N 84°37'35" W

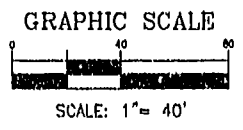


\* EASEMENT FOR THE BENEFIT OF THE ADJACENT LOT OWNER.

- 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.

30' LANDSCAPE EASEMENT TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION

15' PRIVATE DRAINAGE EASEMENT TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION



Williamsburg/James City County  
 Recorded 15 day of Oct. 2000  
 DOCUMENT 0000171880  
 [Signature]  
 JESSY O. WOOLRIDGE, CLERK OF CIRCUIT COURT