NUMBER DELTA		RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	17'41'03''	112.50'	34.72'	17.50'	34.59'	N 11'12'27" W
C2	01'04'04"	709.99'	13.23'	6.62'	13.23'	N 19'30'57" W
C3	04'19'43''	709.99'	53.64'	26.83'	53.63'	N 16'49'03" W
C4	89'44'16"	25.00"	39.16'	24.89'	35.27'	N 30'12'56" E
C5	27'01'37"	37.50'	17.69'	9.01'	17.53'	N 87'30'33" E

PLAT OF SUBDIVISION
WATERFORD
AT

POWHATAN SECONDARY

PHASE THIRTY-ONE BERKELEY DISTRICT

JAMES CITY COUNTY , VIRGINIA

DATE: 10/21/98

SHEET 3 OF 3

PROJECT NO: 97-008

DRAWN BY: SJB

SCALE: 1"=40'

 $S_{\!\!A}$

SLEDD & ASSOCIATES, P.C. ENGINEERS PLANNERS SURVEYORS

1'732 ROCK LANDING DRIVE, SUITE 203
"' WPORT NEWS, VIRGINIA 23606
(757) 873 -3386

W. PAGE COCKRELL
NO. 001367

8-27-45

SURVE 108

* 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.

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GRAPHIC SCALE

SCALE: 1"= 40'

101 #44

WATERS EDGE DRIVE

EXISTING 15' WIDE-VIRGINIA POWER EASEMENT

EXISTING VARIABLE WIDTH-JAMES CITY SERVICE AUTHORITY UTILITY

GASLIGHT WAY

25' PRIVATE STREET

EASEMENT

LOT #82

101 443

LOT #81

SEE EASEMENT NOTE "B"

LOT #51 6,060 S.F.

-S18'57'50"E

LOT #49

LOT #50

EXISTING 10' WIDE V VIRGINIA POWER LEASEMENT

ECT #46

101 #45

PROPOSED VA. STATE ROUTE 5 RELOCATED SEE SEE NOTE "B"

101 #47

SECONDARY

LOT #48

-30' LANDSCAPE EASEMENT TO BE CONVEYED

VARIABLE WID'TH
UTILITY EASEMENT
HERERY CONVEYED TO
JAMES CITY COUNTY

TO THE HOMEOWNERS

ASSOCIATION

LOT #52 7,817 S.F.

PLAT BOOK 81, PAGE 45-47