

PLAT OF SUBDIVISION WATERFORD AT

POWHATAN SECONDARY

PHASE EIGHTEEN BERKELEY DISTRICT JAMES CITY COUNTY , VIRGINIA

DATE: 10/21/98

SHEET 3 OF 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



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" 1HE WIDTH OF THE PRIVATE DRAINAGE EASEMENT WARTES DETIMEEN BUILDINGS AND WILL EXTEND TO 0.5" FROM THE BUILDING IN ORDER TO ELIMINATE ENUROACHMENTS.
- "D" EASEMENT TO BEGIN AT FRONT EDGE OF DECK AS CONSTRUCTED BY THE DEVELOPER.

CURVE DATA

EXISTING 20' JAMES CITY SERVICE AUTHORITY SANITARY-SEWER EASEMENT P.B.66, PG.70

N85'41'03"E

EXISTING 20' JAMES CITY SERVICE AUTHORITY UTILITY EASEMENT

EXISTING 25' JAMES CITY SERVICE AUTHORITY UTILITY EASEMENT.

LÚ1 #60

LOT #59

LOT #58

LOT #57

LOT #12

WATERS EDGE DRIVE 25' PRIVATE STREET

EDGE OF WETLANDS -

SEE EASEMENT

9.50

LOT #53

LOT #54

LOT #55

EXISTING VARIABLE WIDTH JAMES CITY SERVICE AUTHORITY UTILITY EASEMENT.

SEE EASEMENT

LOT FB

LOT #7

EXISTING 15 WIDE-VIRGINIA POWER EASEMENT

LOT #5

SECONDARY 1480)

ROUTE

LOT .#6

LOT #4

LOT #3

LOT #2

LOT #1

N85'41'03"E 96.00'

\$ LOT 10 5 406 S.F. 8 5 LOT 9 5 54103'W 585'4103'W 585'4103'W 585'4103'W

SEE EASEMENT NOTE "B"

SEE EASEMENT

S 85'41'03" W ---

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	13'05'39"	107.50	24.57	12.34	24.51	N 87'46'07" W
C2	05'24'40"	500.00'	47.22'	23.63'	47.20'	S 82'58'43" W

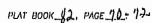
willamsburg/James Uny County DOCUMENT # 010012461

By: Delay B. WOULTUGE, CLERK

WATERS

EDGE

DRIVE



SCALE: 1"= 40'

GRAPHIC SCALE

REVISED: 08/23/99 WATERFORD PHIS 97-038