

INST# 010018904

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AMENDED PLAT OF SURDIVISION
WATERFORD
 AT
POWHATAN SECONDARY

PHASE SIXTEEN
 BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 10/21/98 SHEET 3 OF 3 SCALE: 1"=40'

PROJECT NO: 97-008

DRAWN BY: CADD

SA

SLEDD & ASSOCIATES, P.C.
 ENGINEERS PLANNERS SURVEYORS
 11432 ROCK LANDING DRIVE, SUITE 203
 NEWPORT NEWS, VIRGINIA 23606
 (757) 873-3386

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

EDGE OF WETLANDS

OLD PROPERTY
 LINE TO BE
 ABANDONED

SEE EASEMENT
 NOTE "B"

LOT #6
 5,345 S.F.

SEE EASEMENT
 NOTE "B"

LOT #5
 17,436 S.F.

LOT #7
 N85°41'03"E
 9.50'

SEE EASEMENT
 NOTE "D"

LOT #8
 EXISTING 15' WIDE
 VIRGINIA POWER
 EASEMENT

EXISTING 19' JAMES
 CITY SERVICE
 AUTHORITY UTILITY
 EASEMENT

15' PRIVATE DRAINAGE
 EASEMENT HEREBY CONVEYED
 TO WATERFORD AT POWHATAN
 SECONDARY COMMUNITY
 ASSOCIATION, INC.

EXISTING 20' JAMES
 CITY SERVICE
 AUTHORITY UTILITY
 EASEMENT

EXISTING 10' VIRGINIA POWER
 EASEMENT

EXISTING 15' WIDE
 VIRGINIA POWER
 EASEMENT

WATERSIDE LANE
19' PRIVATE STREET

WATERS EDGE DRIVE
25' PRIVATE STREET

LOT #60

LOT #59

LOT #58

LOT #57

LOT #53

EXISTING 25' JAMES
 CITY SERVICE AUTHORITY
 UTILITY EASEMENT

LOT #54

EXISTING 15' VIRGINIA POWER
 EASEMENT

LOT #55

LOT #3

LOT #2

LOT #1

WATERS EDGE DRIVE
25' PRIVATE STREET

POWHATAN SECONDARY

CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	33°56'44"	77.47'	45.90'	23.65'	45.23'	N 62°52'11" E
C2	10°30'05"	77.47'	14.20'	7.12'	14.18'	N 85°05'36" E
C3	26°10'20"	96.47'	44.07'	22.42'	43.68'	S 77°11'27" W
C4	18°04'22"	96.47'	30.43'	15.34'	30.30'	S 55°04'06" W

LINE DATA

NUMBER	LENGTH	CHORD BEARING
L1	18.73'	S 03°17'02" E
L2	5.63'	S 12°08'42" W

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 2:21 PM, PG. 53, PG. 54-55
 DOCUMENT # 010018904
 BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge Clerk

GRAPHIC SCALE



SCALE: 1" = 40'

* 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.

