<u>83 page 88</u> #010020996 PLAT OF SUBDIVISION WATERFORD AT2 POWHATAN SECONDARY PAGE PHASE TWENTY-NINE BERKELEY DISTRICT 66, JAMES CITY COUNTY , VIRGINIA CURVE TABLE BOOK DATE: 10/21/98 SHEET 3 OF 3 SCALE: 1"=40' PLAT ! PROJECT NO: 97-008 DRAWN BY: SJB SLEDD & ASSOCIATES, P.C. NUMBER DELTA RADIUS LENGTH TANGENT CHORD CHORD BEARING ENGINEERS PLANNERS SURVEYORS
11832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23606
(757) 87.–3386 924.91 71.16 35.50 71.14 S 70'54'34" W 924.91 50.03 25.02 50.02 S 74'39'46" W 04'24'29' 125.00 36.88 18.57 36.74 N 83'55'31" E CRYSTAL 25' PRIVATE LOT #50 - 30' LANDSCAPE EASEMENT TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION õ LOT #81 LOT #76 PRIVATE LANE LOT #49 ALLEY PAGE COCKRELL NO. 001367 EXISTING VARIABLE WIDTH JAMES CITY SERVICE AUTHORITY UTILITY EASEMENT VARIABLE WIDTH
UTILITY EASEMENT
HEREBY CONVEYED TO
JAMES CITY COUNTY
SERVICE AUTORITY LCT #82 8-26-99 SURVEYOR GASLIGHT WAY 25, PRIVATE STREET WATERS EDGE DRIVE 25' PRIVATE STREET EXISTING 15' WIDE -VIRGINIA POWER EASEMENT N73'00'43"E EXISTING 10' WIDE S74'38'14"E -3'* LOT #48 LOT #47 \$73'00'43"W LOT #45 LOT #44 LOT #40 LOT #46 EASEMENT FOR THE BENEFIT OF THE ADJACENT LOT OWNER. LOT #41 LOT #43 LOT #42 EASEMENT NOTES: "A" EASEMENT TO BEGIN AT THE FENCE (AS CONSTRUCTED BY THE DEVELOPER) LOCATED NEAR THE FRONT OF THE BUILDING. EASEMENT TO TERMINATE 8.00' BEYOND THE REAR OF THE BUILDING AS CONSTRUCTED BY THE DEVELOPER. PROPOSED VA. STATE ROUTE 5 RELOCATED THE WIDTH OF THE PRIVATE DRAINAGE EASEMENT VARIES BETWEEN BUILDINGS AND WILL EXTEND TO 0.5' FROM THE BUILDING IN ORDER TO ELIMINATE ENCROACHMENTS. 3D' LANDSCAPE EASEMENT TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION (Route 321) City of Williamsburg & County of James City Circuit Court: This PLAT year recorded on 200 / 200 "D" EASEMENT TO BEGIN AT FRONT EDGE OF DECK AS CONSTRUCTED BY THE DEVELOPER. GRAPHIC SCALE SCALE: 1"= 40" PLAT BOOK 3. PAGE 86-88 REVISED: 08/26/99 WATERFORD PH.29 97-000