

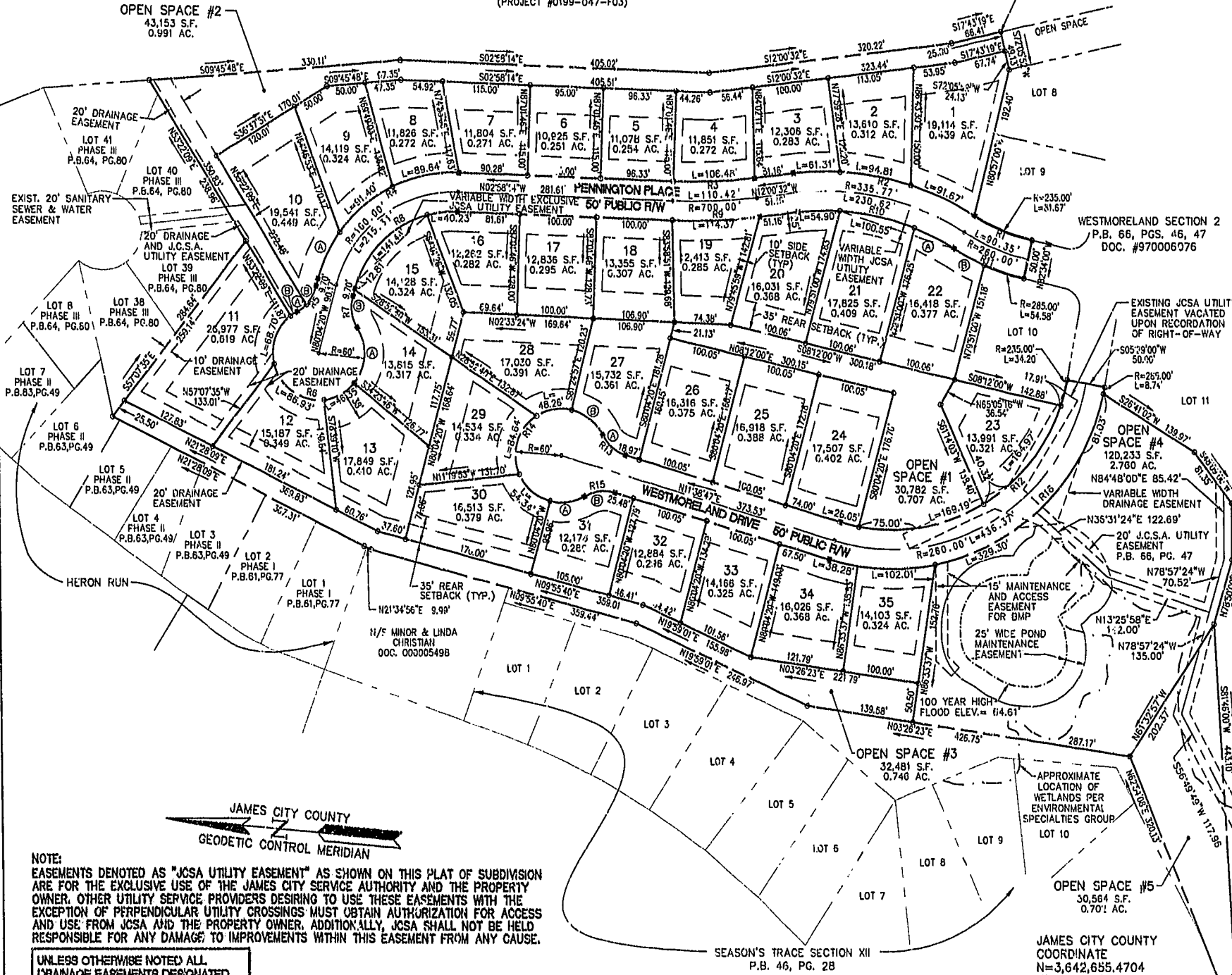
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#020022834

72623PL2.dwg
07.10.01-08.20
AWT

STATE ROUTE #199 (VARIABLE WIDTH R/W)
(PROJECT #0199-047-F03)

JAMES CITY COUNTY
COORDINATE
N=3,643,046.3946
E=11,991,903.0575



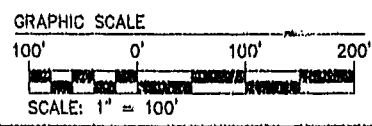
CURVE #	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
R1	19°54'40"	235.00	81.67	41.25	81.26	S17°23'20"W
R2	39°21'12"	360.77	247.79	129.01	242.95	S07°40'04"W
R3	9°02'18"	675.00	106.48	53.35	106.37	S07°29'23"E
R4	77°06'06"	185.00	248.95	147.42	230.59	S41°31'17"E
R5	47°00'51"	50.00	41.02	21.75	39.89	S56°33'55"E
R6	27°01'42"	60.00	286.96	-	81.82	N09°55'40"E
R7	47°00'51"	50.00	41.02	21.75	39.89	S76°25'15"W
R8	77°06'06"	135.00	181.67	107.58	168.27	S41°31'17"E
R9	9°02'18"	725.00	114.37	57.30	114.25	S07°29'23"E
R10	39°21'12"	310.77	213.44	111.13	209.28	S07°40'04"W
R11	19°54'40"	285.00	99.04	50.03	98.54	S17°23'20"W
R12	96°09'47"	235.00	394.41	261.74	349.73	N36°26'06"W
R13	47°00'51"	50.00	41.03	21.75	39.89	N35°09'12"E
R14	27°01'42"	60.00	286.97	-	81.82	N78°21'13"W
R15	47°00'51"	50.00	41.03	21.75	39.89	S11°51'38"E
R16	96°09'47"	285.00	478.33	317.43	424.13	S36°26'06"E

LOT	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	14°33'31"	360.77	91.67	46.08	91.42	N20°03'54"E
2	15°03'27"	360.77	94.81	47.68	94.54	N05°15'25"E
3	9°44'14"	360.77	61.31	30.73	61.24	N07°08'25"W
4	09°02'18"	675.00	106.48	53.35	106.37	N07°29'23"W
8	27°45'43"	185.00	89.64	45.72	88.76	N16°51'05"W
9	28°18'22"	185.00	91.40	46.65	90.47	N44°53'08"W
10A	21°02'01"	185.00	67.91	34.34	67.53	N69°33'19"W
10B	29°49'13"	50.00	26.02	13.31	25.73	N65°09'44"W
11	65°36'21"	60.00	68.70	38.67	65.01	N75°31'25"W
12	83°00'57"	60.00	86.93	53.10	79.53	S30°09'39"W
13	44°15'24"	60.00	46.35	24.40	45.20	S33°28'32"E
14A	71°28'57"	60.00	74.86	43.18	70.10	N88°39'18"E
14B	47°00'51"	50.00	41.03	21.75	39.89	N76°25'15"E
15	60°04'46"	135.00	141.44	77.99	135.06	S50°03'27"E
16	17°04'20"	135.00	40.23	20.26	40.08	S11°30'24"E
19	09°02'18"	725.00	114.37	57.30	114.25	S07°29'23"E
20	10°07'21"	310.77	54.90	27.52	54.83	S08°56'52"E
21	18°32'20"	310.77	100.55	50.72	100.12	S07°22'59"W
22A	10°41'31"	310.77	57.99	29.08	57.91	S21°59'54"W
22B	08°56'19"	285.00	44.46	22.28	44.42	S22°52'31"W
23	40°13'20"	235.00	164.97	86.05	161.61	N56°04'02"W
24	06°21'06"	235.00	26.05	13.04	26.04	N08°28'10"E
27A	47°00'51"	50.00	41.03	21.75	39.89	N35°09'12"E
27B	50°04'35"	60.00	52.44	28.03	50.79	N33°37'20"E
2R	46°05'17"	60.00	48.26	25.52	46.97	N14°27'38"W
29	80°49'14"	60.00	84.64	51.08	77.79	N17°54'51"W
30	51°53'13"	60.00	54.34	29.19	52.50	S35°43'56"W
31A	45°09'23"	60.00	47.25	24.95	46.07	S12°47'22"E
31B	47°00'51"	50.00	41.03	21.75	39.89	S11°51'39"E
34	07°41'48"	285.00	38.28	19.17	38.26	S07°47'53"W
35	20°30'26"	285.00	102.01	51.56	101.46	S06°18'14"E

CURVE #	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	41°14'59"	235.00	169.19	88.45	165.56	N15°19'52"W
2A	17°11'38"	50.00	15.00	7.56	14.95	N41°39'18"W
2B	9°40'03"	60.00	10.12	5.07	10.11	N37°53'30"W
4	66°12'04"	285.00	329.30	185.79	311.28	S49°39'29"E

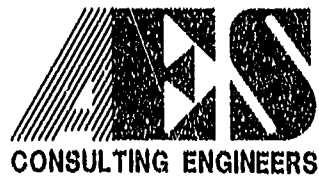
NOTE: EASEMENTS DENOTED AS "JCSA UTILITY EASEMENT" AS SHOWN ON THIS PLAT OF SUBDIVISION ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT FROM ANY CAUSE.

UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE DEDICATED TO WESTMORELAND HOMEOWNERS ASSOCIATION



- OPEN SPACE #4 SHOW: 15' MAINTENANCE ACCESS EASEMENT BASED ON 100 YEAR FLOOD ELEVATION TO BE DEDICATED TO THE WESTMORELAND HOMEOWNER ASSOCIATION.
- 25' BUFFER BASED ON 100 YEAR FLOOD ELEVATION TO BE DEDICATED TO THE WESTMORELAND HOMEOWNER ASSOCIATION.

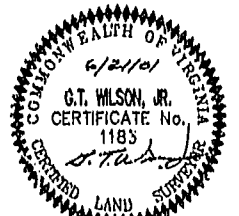
OPEN SPACES 1, 2, 3 AND 5 ARE DEDICATED AS EASEMENTS TO JAMES CITY COUNTY AS NATURAL OPEN SPACE EASEMENTS. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23183
(757) 253-0040
Fax (757) 220-8994

SUBDIVISION PLAT OF
WESTMORELAND
SECTION 3
OWNER / DEVELOPER: CHARTER LLC.

POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	AWT
Drawn	AWT
Scale	Date
1"=100'	6/21/01
Project No.	7262-3
Drawing No.	2 OF 2