LOT: #6

EXISTING 19' JAMES CITY SERVICE AUTHORITY UTILITY EASEMENT

LOT #7

LOT #8

WATERSIDE LANE 19' PRIVATE STREET

EXISTING 10' VIRGINIA' POWER EASEMENT

LOT #5

AMENDED PLAT OF SUBDIVISION (SECOND AMENDMENT)

WATERFORD AT

POWHATAN SECONDARY

PHASE THIRTY-TWO BERKELEY DISTRICT JAMES CITY COUNTY , VIRGINIA

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

PROJECT NO: 97-008

DRAWN BY: SJB

SA

EXISTING 20' JAMES
CITY SERVICE
AUTHORITY UTILITY
EASEMENT

SLEDD & ASSOCIATES, P.C.

ENGINEERS PLANNERS SURVEYORS

11832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23608
(757) 873-3386



CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1_	10'26'01"	280.00	50.99'	25.56	50.92	S05'47'04"W
C2	09'06'12"	280.00	44,49'	22.29	44.44	S03'59'02"E
C3	28'30'43"	37.50'	18.66"	9.53'	18.47	S61'37'50"W
	98'39'34"	25.00'	43.05'	29.10	37.92	N55'35'09"W
C5	04'41'43"	709.99	58.18'	29.11'	58.16	N03'54'30"W
	03'07'53"	709.99'	38.80'	19.41'	38.80	N00'00'17"E
C7	04'38'49"	107.50	8.72'	4.36'	8.72	N00'45'11"W

* 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 CONSTRUCTION BY THE DEVELOPER.
- "C" THE WIDTH OF THE PRINATE DRAINAGE EASEMENT VARIES BETWEEN BUILDINGS AND WILL EXTEND TO G.S' FROM THE BUILDING IN ORDER TO ELIMINATE ENCROGOHMENTS.
- "D" EASEME" TO BEGIN AT FRONT EDGE OF DECK AS CONSTRUCTED BY THE DEVELOPER.

GRAPHIC SCALE

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 24 7144: 3003

at 13:51 AM/PM. PB 57 PG 57:55

DOCUMENT # 0.31008595 BETSY B. WOOLRIDGE, CLERK

Rothy & Woodburge.

SCALE: 1"= 40'

AMENDED: 02/25/03 WATERFORD FH32. 97-008

LOT #4 LOT #53 30' LANDSLAPE EASEMENT CONVEYED TO THE HOMEOWNERS ASSOCIATION BY PLAT RECORDED IN P.B. 83, PG. 57-59 LOT #3 EXISTING 25' JAMES CITY SERVICE AUTHORITY UTILITY EASEMENT SEE EASEMENT NOTE "B" -501'33'38"E 9.00 N68'26'22" SEE EASEMENT LOT #54 EXISTING 15' VIRGINIA POWER EASEMENT LOT 2 PORTION OF 30' LANDSCAPE HEREBY VACATED 588'26'22"W 40.29 see easement note "b" LOT #55 LOT 1 WATERS EDGE DRIVE 25' PRIVATE STREET :OT #56 POWHATAN LOT #52 LOT #79 LOT #51 LOT #80 1.01 #50 LOT #81 1.01 #49 101 #82

PLAT BOOK 89, PAGE 97-99

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PAGE

66,

B00K

PLAT !