

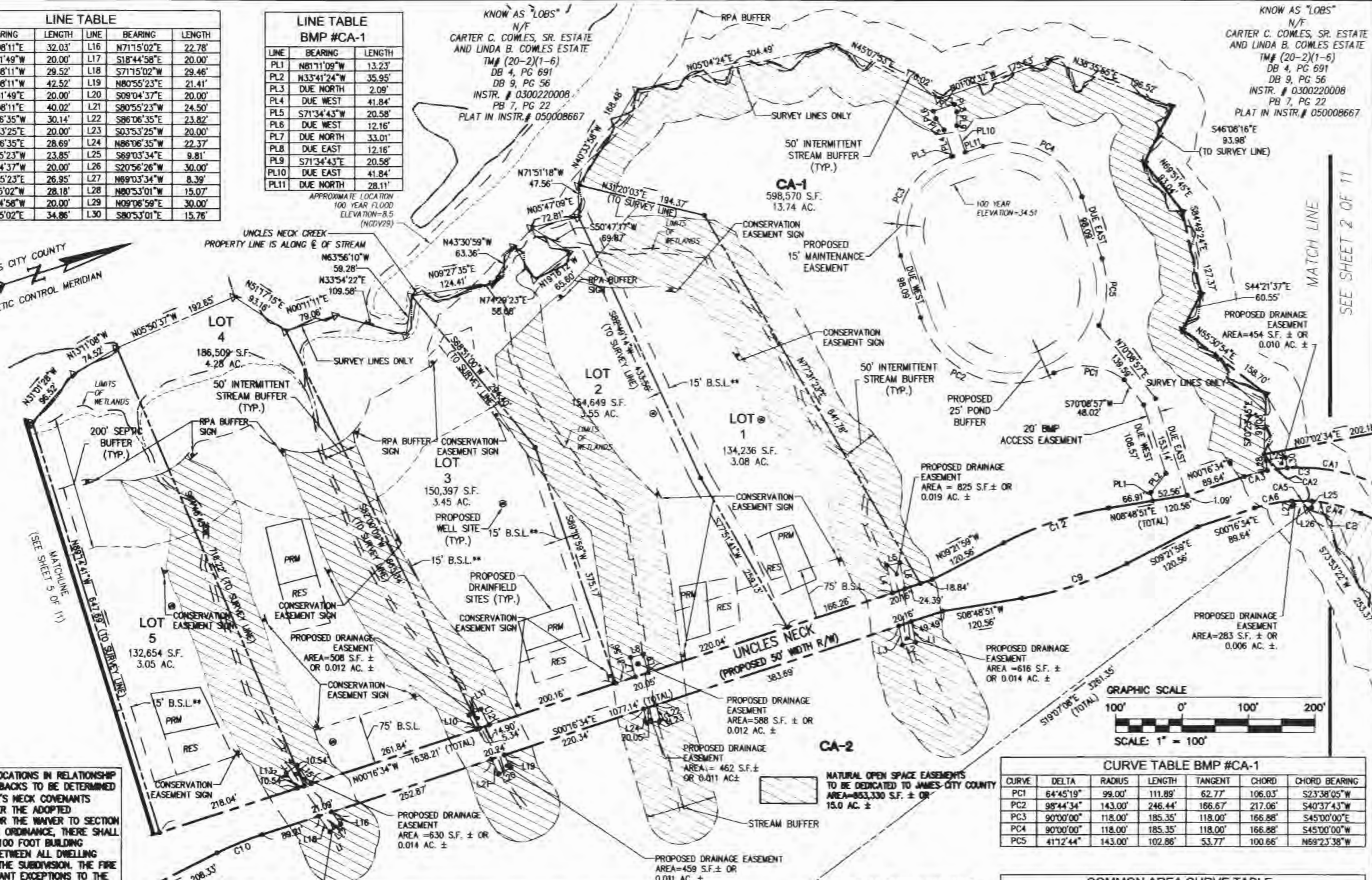
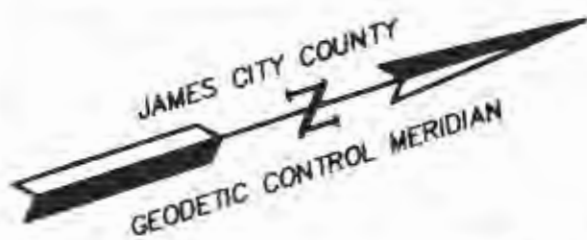
080027392

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S83°08'11"E	32.03'	L16	N71°15'02"E	22.78'
L2	S06°51'49"W	20.00'	L17	S18°44'58"E	20.00'
L3	N83°08'11"W	29.52'	L18	S71°15'02"W	29.46'
L4	N83°08'11"W	42.52'	L19	N80°55'23"E	21.41'
L5	N06°51'49"E	20.00'	L20	S09°04'37"E	20.00'
L6	S83°08'11"E	40.02'	L21	S80°55'23"W	24.50'
L7	N86°06'35"W	30.14'	L22	S86°06'35"E	23.82'
L8	N03°53'25"E	20.00'	L23	S03°53'25"W	20.00'
L9	S86°06'35"E	28.69'	L24	N86°06'35"W	22.37'
L10	S80°55'23"W	23.85'	L25	S69°03'34"E	9.81'
L11	N09°04'37"W	20.00'	L26	S20°56'26"W	30.00'
L12	N80°55'23"E	26.95'	L27	N89°03'34"W	8.39'
L13	S71°15'02"W	28.18'	L28	N80°53'01"W	15.07'
L14	N18°44'58"W	20.00'	L29	N09°06'59"E	30.00'
L15	N71°15'02"E	34.86'	L30	S80°53'01"E	15.76'

LINE TABLE BMP #CA-1		
LINE	BEARING	LENGTH
PL1	N81°11'09"W	13.23'
PL2	N33°41'24"W	35.95'
PL3	DUE NORTH	2.09'
PL4	DUE WEST	41.84'
PL5	S71°34'43"W	20.58'
PL6	DUE WEST	12.16'
PL7	DUE NORTH	33.01'
PL8	DUE EAST	12.16'
PL9	S71°34'43"E	20.58'
PL10	DUE EAST	41.84'
PL11	DUE NORTH	28.11'

KNOW AS "LOBS"
N/F
CARTER C. COWLES, SR. ESTATE
AND LINDA B. COWLES ESTATE
TM# (20-2)(1-6)
DB 4, PG 691
DB 9, PG 56
INSTR. # 0300220008
PB 7, PG 22
PLAT IN INSTR. # 050008667

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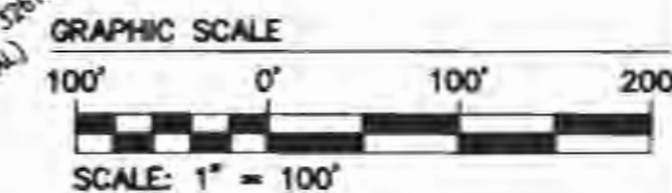
*** BUILDING LOCATIONS IN RELATIONSHIP WITH SIDE SETBACKS TO BE DETERMINED BY THE UNCLE'S NECK COVENANTS COMMITTEE. PER THE ADOPTED CONDITIONS FOR THE WAIVER TO SECTION 19-57 OF THE ORDINANCE, THERE SHALL BE AT LEAST 100 FOOT BUILDING SEPARATION BETWEEN ALL DWELLING UNITS WITHIN THE SUBDIVISION. THE FIRE CHIEF MAY GRANT EXCEPTIONS TO THE SEPARATION REQUIREMENT PROVIDED THAT IN NO INSTANCE SHALL THE SIDE BUILDING SETBACK BE REDUCED BELOW 15 FEET. ANY EXCEPTION BY THE FIRE CHIEF MUST ALSO BE APPROVED BY THE COVENANTS COMMITTEE.

MATCH LINE
SEE SHEET OF 4 OF 11

RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C9	181°0'50"	525.00'	166.59'	84.00'	165.89'	S00°16'34"E
C10	8°51'24"	475.00'	73.43'	36.79'	73.35'	S04°42'17"E
C11	8°51'25"	525.00'	81.16'	40.66'	81.07'	N04°42'17"W
C12	181°0'50"	525.00'	166.59'	84.00'	165.89'	N00°16'34"W

CURVE TABLE BMP #CA-1						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
PC1	64°45'19"	99.00'	111.89'	62.77'	106.03'	S23°38'05"W
PC2	98°44'34"	143.00'	246.44'	166.67'	217.06'	S40°37'43"W
PC3	90°00'00"	118.00'	185.35'	118.00'	166.88'	S45°00'00"E
PC4	90°00'00"	118.00'	185.35'	118.00'	166.88'	S45°00'00"W
PC5	41°12'44"	143.00'	102.86'	53.77'	100.66'	N59°23'38"W

COMMON AREA CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
CA1	27°50'50"	275.00'	133.66'	68.18'	132.35'	S27°29'03"W
CA2	6°15'19"	275.00'	30.02'	15.03'	30.01'	S10°25'59"W
CA3	7°34'54"	275.00'	36.39'	18.22'	36.36'	S03°30'53"W
CA4	19°21'04"	225.00'	75.99'	38.36'	75.63'	S31°43'56"W
CA5	7°39'13"	225.00'	30.06'	15.05'	30.03'	S18°13'48"W
CA6	14°40'46"	225.00'	57.85'	28.98'	57.49'	S07°03'48"W



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Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
**RIVER'S BEND @
UNCLES NECK**
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on <u>12 November 2008</u> at <u>10:27 AM</u> PB = PG = DOCUMENT # <u>080027392</u> BETSY B. WOOLRIDGE, CLERK	
Clerk <u>Betsy Woolridge</u>	
1 03/14/08	REVISED PER COUNTY COMMENTS DATED 02/08
No.	DATE REVISION / COMMENT / NOTE

Designed JAG	Drawn RLS
Scale 1"=100'	Date 09/27/07
Project No. 9737-01	
Drawing No. 3 OF 11	