

086027392

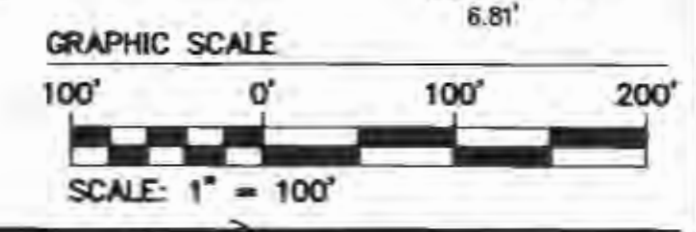
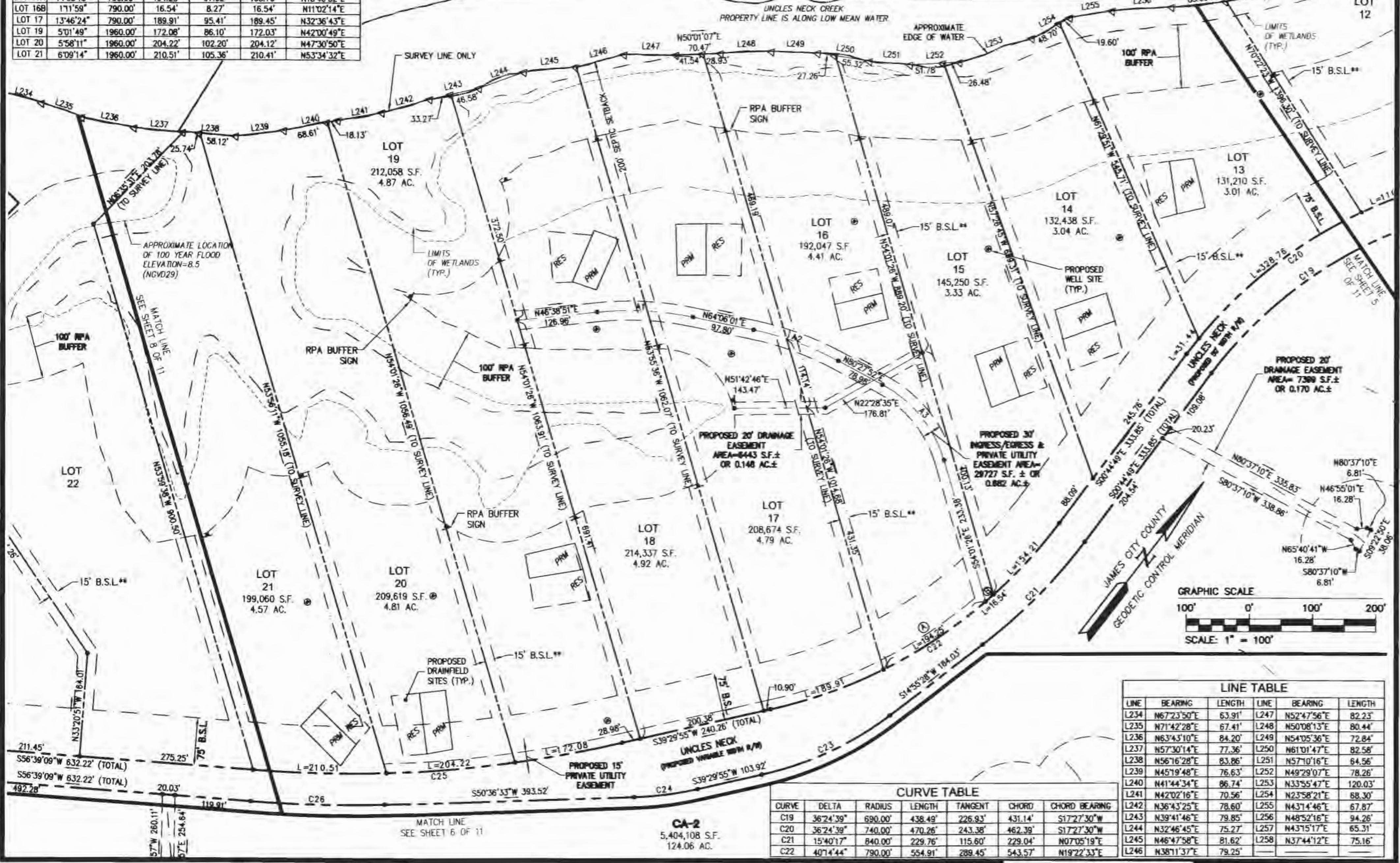
LOT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
LOT 12	8°31'17"	740.00'	110.06'	55.13'	109.96'	S31°24'11"W
LOT 13	25°27'18"	740.00'	328.76'	167.14'	326.07'	S14°24'53"W
LOT 14	2°26'03"	740.00'	31.44'	15.72'	31.44'	S00°28'12"W
LOT 15	11°11'03"	790.00'	154.21'	77.35'	153.97'	N04°50'43"E
LOT 16A	14°05'18"	790.00'	194.25'	97.62'	193.76'	N18°40'52"E
LOT 16B	1°11'59"	790.00'	16.54'	8.27'	16.54'	N11°02'14"E
LOT 17	13°46'24"	790.00'	189.91'	95.41'	189.45'	N32°36'43"E
LOT 19	5°01'49"	1960.00'	172.08'	86.10'	172.03'	N42°00'49"E
LOT 20	5°58'11"	1960.00'	204.22'	102.20'	204.12'	N47°30'50"E
LOT 21	6°09'14"	1960.00'	210.51'	105.36'	210.41'	N53°34'32"E

CURVE TABLE (DRAINAGE EASEMENT)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
A1	17°27'10"	500.00'	152.30'	76.75'	151.72'	S55°22'26"W
A2	16°21'50"	500.00'	142.80'	71.89'	142.32'	S72°16'56"W
A3	45°30'43"	200.00'	158.87'	83.89'	154.72'	N76°46'47"W

*** 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.



LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L234	N67°23'50"E	63.91'	L247	N52°47'56"E	82.23'
L235	N71°42'28"E	67.41'	L248	N50°08'13"E	80.44'
L236	N63°43'10"E	84.20'	L249	N54°05'36"E	72.84'
L237	N57°30'14"E	77.36'	L250	N61°01'47"E	82.58'
L238	N56°16'28"E	83.86'	L251	N57°10'16"E	64.56'
L239	N45°19'48"E	76.63'	L252	N49°29'07"E	78.26'
L240	N41°44'34"E	86.74'	L253	N33°55'47"E	120.03'
L241	N42°02'16"E	70.56'	L254	N23°58'21"E	68.30'
L242	N36°43'25"E	78.60'	L255	N43°14'46"E	67.87'
L243	N39°41'46"E	79.85'	L256	N48°52'16"E	94.26'
L244	N32°46'45"E	75.27'	L257	N43°15'17"E	65.31'
L245	N46°47'58"E	81.62'	L258	N37°44'12"E	75.16'
L246	N38°11'37"E	79.25'			

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C19	36°24'39"	690.00'	438.49'	226.93'	431.14'	S17°27'30"W
C20	36°24'39"	740.00'	470.26'	243.38'	462.39'	S17°27'30"W
C21	15°40'17"	840.00'	229.76'	115.60'	229.04'	N07°05'19"E
C22	40°14'44"	790.00'	554.91'	289.45'	543.57'	N19°22'33"E



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



City of Williamsburg & County of James City
Circuit Court, This PLAT was recorded on
12 November 2008
at 10:27 AM PM PG
DOCUMENT # *086027392*
BETSY B. WOOLDRIDGE, CLERK
Betsy Wooldridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	REVISION BY	REMOVED BY
1	03/14/08	REVISED PER COUNTY COMMENTS DATED 02/08	GVC	JAG

Designed JAG	Drawn RLS
Scale 1"=100'	Date 09/27/07
Project No. 9737-01	
Drawing No. 7 OF 11	