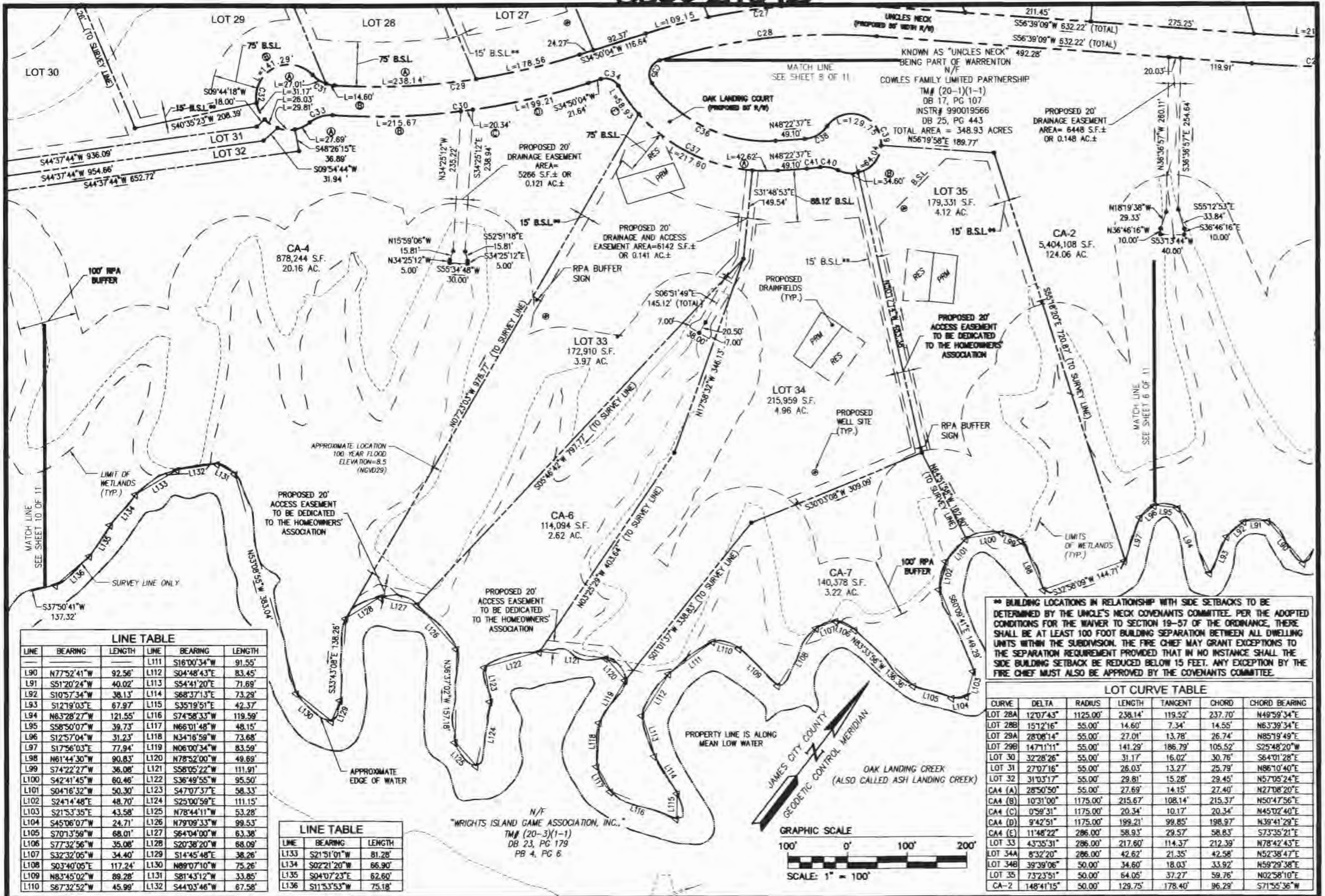


080027392



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L90	N77°52'41"W	92.56'	L111	S16°00'34"W	91.55'
L91	S51°20'24"W	40.02'	L112	S04°48'43"E	83.45'
L92	S10°57'34"W	38.13'	L113	S54°41'20"E	71.69'
L93	S12°19'03"E	67.97'	L114	S68°37'13"E	73.29'
L94	N63°28'27"W	121.55'	L115	S35°19'51"E	42.37'
L95	S58°50'07"W	39.73'	L116	S74°58'33"W	119.59'
L96	S12°57'04"W	31.23'	L117	N66°01'48"W	48.15'
L97	S17°56'03"E	77.94'	L118	N34°16'59"W	73.68'
L98	N61°44'30"W	90.83'	L119	N06°00'34"W	83.59'
L99	S74°22'27"W	36.08'	L120	N78°52'00"W	49.69'
L100	S42°41'45"W	60.46'	L121	S58°05'22"W	111.91'
L101	S04°16'32"W	50.30'	L122	S36°49'55"W	95.50'
L102	S24°14'48"E	48.70'	L123	S47°07'37"E	58.33'
L103	S21°53'35"E	43.58'	L124	S25°00'59"E	111.15'
L104	S45°06'07"W	24.71'	L125	N78°44'11"W	53.28'
L105	S70°13'59"W	68.01'	L126	N79°09'33"W	99.53'
L106	S77°32'56"W	35.08'	L127	S64°04'00"W	63.38'
L107	S32°32'05"W	34.40'	L128	S20°38'20"W	68.09'
L108	S03°40'05"E	117.24'	L129	S14°45'48"E	38.26'
L109	N83°45'02"W	89.28'	L130	N89°07'10"W	75.26'
L110	S67°32'52"W	45.99'	L131	S81°43'12"W	33.85'
			L132	S44°03'46"W	67.58'

LINE	BEARING	LENGTH
L133	S21°51'01"W	81.28'
L134	S02°21'20"W	66.90'
L135	S04°07'23"E	62.60'
L136	S11°53'53"W	75.18'

** BUILDING LOCATIONS IN RELATIONSHIP WITH SIDE SETBACKS TO BE DETERMINED BY THE UNCLE'S NECK COVENANTS COMMITTEE. PER THE ADOPTED CONDITIONS FOR THE WAMER 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.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
LOT 28A	12°07'43"	1125.00'	238.14'	119.52'	237.70'	N49°59'34"E
LOT 28B	15°12'16"	55.00'	14.60'	7.34'	14.55'	N63°39'34"E
LOT 29A	28°08'14"	55.00'	27.01'	13.78'	26.74'	N85°19'49"E
LOT 29B	147°11'11"	55.00'	141.29'	186.79'	105.52'	S25°48'20"W
LOT 30	32°28'26"	55.00'	31.17'	16.02'	30.76'	S64°01'28"E
LOT 31	27°07'16"	55.00'	26.03'	13.27'	25.79'	N86°10'40"E
LOT 32	31°03'17"	55.00'	29.81'	15.28'	29.45'	N57°05'24"E
CA4 (A)	28°50'50"	55.00'	27.69'	14.15'	27.40'	N27°08'20"E
CA4 (B)	10°31'00"	1175.00'	215.67'	108.14'	215.37'	N50°47'56"E
CA4 (C)	0°58'31"	1175.00'	20.34'	10.17'	20.34'	N45°02'40"E
CA4 (D)	9°42'51"	1175.00'	199.21'	99.85'	198.97'	N39°41'29"E
CA4 (E)	11°48'22"	286.00'	58.93'	29.57'	58.83'	S73°35'21"E
LOT 33	43°35'31"	286.00'	217.60'	114.37'	212.39'	N78°42'43"E
LOT 34A	8°32'20"	286.00'	42.62'	21.35'	42.58'	N52°38'47"E
LOT 34B	39°39'06"	50.00'	34.60'	18.03'	33.92'	N59°29'38"E
LOT 35	73°23'51"	50.00'	64.05'	37.27'	59.76'	N02°58'10"E
CA-2	148°41'15"	50.00'	129.75'	178.40'	96.29'	S71°56'36"W

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

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

Designed	JAG	Drawn	RLS
Scale	1"=100'	Date	09/27/07
Project No.	9737-01		
Drawing No.	9 OF 11		