

STATE OF VIRGINIA, COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE DAY OF August, 1984, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Paul C. Small, CLERK
 PLAT BOOK 34 PAGE 75
 CERTIFICATE OF APPROVAL
 THIS SUBDIVISION KNOWN AS

IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.
 DATE 7-18-84 E. D. Hall HIGHWAY ENGINEER
 DATE 7-19-84 E. Bagley HEALTH OFFICER
 DATE 8/1/84 John A. ... AGENT OF GOVERNING BODY

LOCATION MAP
 SCALE: 1" = 2 MILES
 Recorded 3rd day of August 1984
 in
 D. B. No. 202, pages 514
 Clerk

0 25 50 75 100 150 200 300
 SCALE IN FEET

ENGINEER'S & SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS & ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.
 GIVEN UNDER MY HAND THIS 17th DAY OF July, 1984.
 BY Paul C. Small
 Paul C. Small, P.E., C.L.S.

MISC. CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHRD.	CHORD BEAR.
A	72°29'45"	3000'	48.45'	31.34'	43.24'	S10°25'16"E
B	05°23'32"	1407.39'	35.32'	41.67'	83.31'	N84°07'43"E
C	90°00'00"	3000'	47.12'	3000'	42.43'	N78°19'50"E
D	52°45'07"	404.11'	26.05'	19.12'	32.67'	S88°04'15"E
E	52°48'07"	341.11'	31.43'	16.93'	30.35'	S88°04'15"E
F	42°54'04"	2500'	16.72'	9.82'	18.29'	S64°35'48"W

LOT CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHRD.	CHORD BEAR.
1	22°38'39"	275.64'	10.894'	55.19'	108.23'	S59°41'56"E
2A	74°11'34"	2500'	32.37'	18.91'	30.16'	S63°19'28"E
2B	17°08'55"	275.64'	62.50'	41.66'	82.19'	S39°48'09"E
3	35°27'01"	275.64'	18.47'	76.12'	181.55'	S87°45'14"W
4A	91°31'18"	2500'	39.93'	25.67'	35.88'	N32°57'41"E
4B	47°31'24"	17500'	145.15'	77.05'	141.03'	S77°30'58"E
6A	41°21'33"	2500'	18.07'	9.46'	17.70'	S22°10'20"E
6B	07°21'25"	30000'	48.79'	24.43'	48.76'	S09°07'15"E
7A	91°27'33"	2500'	18.09'	9.94'	17.69'	S67°37'35"E
8	10°52'01"	367.41'	69.68'	34.95'	69.58'	S61°13'24"E
10	44°54'04"	6000'	47.02'	24.71'	45.83'	S78°14'25"E
11	84°03'54"	6000'	92.22'	58.01'	83.41'	S56°39'29"E
12	65°42'33"	6000'	65.67'	36.56'	62.44'	S18°43'45"W
13	46°04'19"	6000'	48.28'	25.53'	46.99'	N78°08'11"E
14	75°55'18"	6000'	75.36'	44.33'	71.31'	S47°21'07"E
15	44°54'04"	6000'	47.02'	24.71'	45.83'	S33°20'23"E
17	20°19'34"	317.41'	112.40'	56.70'	112.01'	S65°57'28"E
18A	15°14'48"	390.00'	31.12'	30.86'	100.82'	S16°21'51"E
18B	12°14'05"	317.41'	67.75'	34.02'	67.45'	S32°13'32"E
18C	12°14'30"	317.41'	67.82'	34.04'	67.49'	S32°13'49"E
19A	90°00'00"	2500'	59.27'	25.00'	35.36'	S08°43'20"E
19B	12°17'24"	39000'	81.51'	40.91'	81.36'	S30°07'68"E
21	08°19'15"	707.13'	41.10'	20.56'	41.10'	S55°22'58"E
22	09°06'28"	704.13'	112.72'	36.48'	112.61'	S41°35'49"E
23	08°05'26"	704.13'	38.18'	19.10'	38.18'	S47°41'36"E
25	49°53'38"	205.41'	156.65'	82.28'	152.80'	N88°59'03"E
26	35°15'48"	205.41'	137.31'	71.43'	134.97'	N48°04'22"E
27	16°20'40"	608.39'	175.55'	81.37'	172.97'	N20°46'10"E
28	04°28'39"	608.39'	100.28'	60.26'	100.17'	N07°52'30"E
29A	12°53'13"	125.00'	40.00'	20.00'	39.92'	S30°05'48"E
29B	85°48'15"	2500'	37.44'	23.23'	34.04'	S31°08'02"E
29C	07°29'55"	658.39'	84.96'	42.54'	84.90'	N08°09'18"E
30A	08°41'55"	658.39'	99.96'	50.01'	99.86'	N24°35'33"E
30B	42°54'11"	2500'	18.72'	9.82'	18.29'	S47°41'36"E
31	20°45'08"	2500'	92.69'	46.86'	92.18'	N39°19'04"E
32A	57°48'16"	325.45'	214.73'	111.44'	210.85'	S33°32'41"E
32B	79°44'50"	2500'	34.80'	20.88'	32.06'	S25°18'42"W
32C	15°24'39"	255.91'	68.85'	34.65'	68.62'	N57°25'57"E
33A	13°11'32"	375.45'	79.73'	40.12'	79.76'	S20°44'30"E
33B	79°44'50"	2500'	34.80'	20.88'	32.06'	S64°30'58"E
33C	10°55'38"	255.91'	48.81'	24.45'	48.73'	S88°55'34"E
34	14°13'56"	255.91'	63.84'	31.94'	63.38'	S74°20'55"E
35	05°10'52"	799.15'	07.99'	35.00'	69.97'	S66°35'40"E
36	07°01'17"	799.15'	93.03'	46.57'	92.97'	S00°26'18"E
37	03°12'54"	799.15'	42.52'	21.27'	42.65'	S55°19'37"E
39	47°45'35"	2500'	20.88'	11.02'	20.23'	S77°35'07"E
40A	20°30'21"	255.91'	91.57'	46.29'	91.10'	N75°21'27"E
42	12°01'11"	320.00'	67.15'	33.69'	67.01'	S30°16'04"W
43	21°36'51"	820.00'	124.21'	63.97'	125.46'	S15°57'18"W
44	14°26'25"	820.00'	23.70'	40.66'	82.46'	S05°34'31"E
45	05°10'52"	215.64'	80.23'	25.11'	49.89'	S19°26'31"E
47	13°17'07"	215.64'	117.84'	60.43'	116.38'	S41°44'25"E
48	31°18'41"	215.64'	195.99'	105.85'	189.31'	S33°22'02"E
49	52°04'31"	215.64'	195.99'	105.85'	189.31'	S33°22'02"E

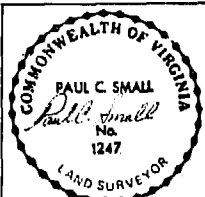
NOTE: ALL EASEMENTS SHOWN HEREON MAY BE USED FOR PUBLIC UTILITIES, STORM AND SANITARY SEWERS, AND OPEN STORM DRAINS.

OWNER'S CONSENT & DEDICATION
 THIS SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.
 TITLE TO THE LAND SHOWN HEREON IS VESTED IN
MEADOWS LIMITED PARTNERSHIP
 A VIRGINIA LIMITED PARTNERSHIP
 VAN KNIEST INC. GENERAL PARTNER
 BY [Signature]
 BY [Signature] President
 STATE OF VIRGINIA

I, Paul C. Small, A NOTARY PUBLIC DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
 GIVEN, UNDER MY HAND THIS 17th DAY OF July, 1984.
 MY COMMISSION EXPIRES July 1987.

LAND USE DATA
 AREA OF ROADS = 203,978 SQ. FT. = 4.683 AC.
 AREA OF LOTS = 839,875 SQ. FT. = 19.261 AC.
 TOTAL AREA SUBDIVIDED = 1,043,853 SQ. FT. = 23.944 AC.
 AVERAGE LOT SIZE = 17,140 SQ. FT. = 0.394 AC.
 SMALLEST LOT SIZE = 12,399 SQ. FT. = 0.285 AC.
 LARGEST LOT SIZE = 37,982 SQ. FT. = 0.878 AC.
 LOT YIELD = 2.04 LOTS/ACRE

- BUILDING RESTRICTIONS**
- PROPERTY IS ZONE R-2, RESIDENTIAL LIMITED.
 - MINIMUM LOT SIZE = 12,000 SQ. FT. WITH WATER AND SEWER.
 - MIN. FRONTAGE SETBACK = 30'
 - MIN. FRONT SETBACK = 35'
 - MIN. SIDE YARD = 10', A TOTAL OF 25' FOR BOTH
 - MIN. REAR YARD = 35'
 - CORNER LOTS = 100' MIN. WIDTH @ SETBACK.



PLAT OF
THE MEADOWS
 SECTION ONE
 OWNER / DEVELOPER: MEADOWS LIMITED PARTNERSHIP
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA
 AES, A PROFESSIONAL CORP.
 Architecture, Engineering, Surveying
 1761 Jamestown Rd. (804) 263-0040
 WILLIAMSBURG, VIRGINIA 23185
 Scale 1" = 100
 Date JULY, 1980
 Job 3970