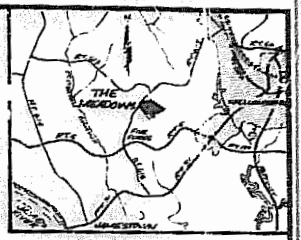


STATE OF VIRGINIA, COUNTY OF JAMES CITY  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE DAY OF December, 1984, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Helene S. Ward, CLERK  
 PLAT BOOK 40 PAGE 24  
 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 12/10/84 HIGHWAY ENGINEER  
 DATE N/A HEALTH OFFICER  
 DATE 12/10/84 Paul C. Small AGENT OF GOVERNING BODY

LOCATION MAP  
 SCALE: 1" = 2 MILES  
 1:00 pm  
 Recorded 134 day of Dec 1984  
 in  
 D.B. No. 460, pages 841  
Helene S. Ward Clerk  
 0 25 50 75 100 150 200 250  
 SCALE IN FEET

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 10 DAY OF December, 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	97°24'45"	3300'	48.43'	31.34'	108.23'	S59°41'56"E
B	05°23'35"	1601.99'	25.92'	41.67'	88.31'	N134°07'53"E
C	90°40'00"	50.00'	47.12'	50.00'	42.43'	N178°19'50"E
D	52°48'01"	430.11'	202.65'	190.12'	506.71'	S58°04'18"E
E	52°48'01"	301.11'	154.32'	144.51'	303.95'	S89°04'18"E
F	42°16'25"	250.00'	18.45'	9.61'	18.03'	N87°24'53"E
G	85°40'40"	683.59'	44.18'	22.10'	44.17'	N18°19'19"E
H	85°48'15"	250.00'	37.44'	23.58'	34.04'	N59°18'05"E
I	22°09'14"	123.00'	67.06'	29.04'	56.57'	S89°07'34"W

**LOT CURVE DATA**

NO.	DELTA	RADIUS	ARC	TAN.	CHRD.	CHORD BEAR.
1	22°38'39"	275.64'	10.894'	55.73'	108.23'	S59°41'56"E
2A	78°11'34"	360.00'	32.37'	18.91'	30.16'	S68°19'28"E
2B	17°05'55"	275.64'	32.30'	41.56'	82.79'	S37°48'07"E
3	35°27'01"	275.64'	18.45'	9.61'	18.03'	S87°48'18"W
4A	51°31'18"	250.00'	39.92'	25.57'	36.28'	N125°57'41"E
4B	47°31'24"	175.00'	125.15'	71.05'	141.03'	S77°50'53"E
6A	41°27'33"	250.00'	18.07'	9.42'	17.70'	S24°10'20"E
6B	07°21'25"	590.00'	48.79'	24.43'	48.76'	S09°07'15"E
7A	41°27'33"	250.00'	18.07'	9.42'	17.69'	S67°37'35"E
7B	21°41'58"	527.41'	139.11'	70.40'	158.28'	U77°50'14"W
8	10°18'01"	357.91'	21.63'	34.92'	61.25'	S61°15'33"E
9	05°23'35"	1601.99'	25.92'	41.67'	88.31'	S134°07'53"E
11	88°03'56"	60.00'	32.22'	58.01'	65.51'	S58°59'29"E
12	62°42'33"	60.00'	35.41'	62.94'	61.88'	N18°43'45"W
13	46°04'19"	60.00'	48.25'	25.53'	48.29'	N78°08'11"E
14	78°55'48"	1.00'	76.38'	44.39'	71.31'	S47°21'07"E
15	44°54'02"	60.00'	47.02'	26.77'	45.83'	S39°20'23"E
17	05°19'36"	371.51'	116.60'	56.30'	116.51'	S65°57'28"E
18A	35°14'41"	250.00'	36.18'	22.06'	28.10'	N50°11'42"E
18B	62°54'50"	250.00'	36.18'	22.06'	28.10'	N50°11'42"E
18C	12°14'50"	3174.11'	67.82'	34.04'	61.69'	S82°18'49"E
19A	20°00'00"	250.00'	39.27'	25.00'	35.36'	S09°48'20"E
19B	12°17'24"	250.00'	81.51'	40.91'	61.36'	S30°07'08"W
21	08°19'16"	780.00'	41.10'	20.56'	41.10'	S58°28'08"E
22	09°06'28"	708.13'	112.78'	56.48'	112.81'	S61°35'49"E
23	08°05'06"	708.13'	36.78'	19.20'	36.78'	S71°51'36"E
25	43°33'38"	205.91'	156.55'	92.28'	152.80'	N108°59'05"E
26	35°15'43"	205.91'	137.51'	71.43'	134.97'	N44°03'28"E
27	16°20'40"	608.39'	175.55'	81.37'	172.97'	N120°46'10"E
28	08°24'39"	608.39'	102.28'	60.26'	100.17'	N07°52'30"E
29A	22°09'14"	123.00'	57.02'	29.04'	56.57'	S89°07'34"W
29B	85°48'15"	250.00'	37.44'	23.58'	34.04'	N59°18'05"E
29C	04°47'15"	658.39'	55.78'	27.91'	51.76'	N05°34'47"E
30A	08°41'58"	658.39'	97.92'	50.07'	97.92'	N24°26'33"E
30B	18°18'54"	250.00'	35.20'	22.06'	28.10'	N50°11'42"E
31	20°45'08"	215.91'	125.09'	64.00'	125.09'	N139°13'04"E
32A	37°48'15"	325.16'	214.73'	111.44'	210.88'	S33°32'41"E
32B	79°44'50"	250.00'	34.20'	20.28'	22.02'	S52°18'43"W
32C	18°24'39"	205.91'	58.83'	34.63'	68.62'	N57°23'57"E
33A	12°11'02"	375.51'	199.93'	40.18'	197.78'	S20°44'30"E
33B	79°44'50"	250.00'	34.20'	20.28'	22.02'	S52°18'43"W
33C	10°15'56"	255.91'	48.81'	24.49'	48.73'	S88°55'34"E
34	18°18'54"	250.00'	35.20'	22.06'	28.10'	N50°11'42"E
35	05°16'08"	789.11'	67.99'	35.00'	67.99'	S60°32'40"E
37	07°11'17"	759.15'	43.03'	46.51'	46.51'	S20°22'59"E
39	03°12'34"	759.15'	42.52'	46.71'	46.51'	N19°18'37"E
39	47°45'35"	350.00'	20.88'	11.06'	20.23'	S77°35'07"E
40	20°30'11"	255.91'	91.51'	46.29'	91.10'	N78°21'27"E
42	14°01'11"	330.00'	67.18'	33.69'	67.21'	S30°12'04"W
43	22°36'11"	330.00'	125.71'	64.99'	125.71'	S30°12'04"W
44	14°22'55"	330.00'	67.18'	33.69'	67.21'	S30°12'04"W
47	13°17'07"	215.64'	60.00'	26.11'	60.94'	S19°26'37"E
48	81°18'41"	215.64'	117.84'	60.48'	116.80'	S41°44'55"E
49	52°02'47"	215.64'	195.94'	104.31'	194.31'	S43°20'02"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.

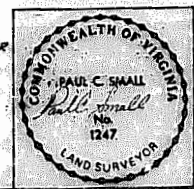
TITLE TO THE LAND SHOWN HEREON IS VESTED IN  
 MEADOWS LIMITED PARTNERSHIP  
 A VIRGINIA LIMITED PARTNERSHIP  
 VAN KNIEST, INC. GENERAL PARTNER  
 BY: Paul C. Small

**LAND USE DATA**

SECTION	TOTAL AREA	RESIDENTIAL	COMMERCIAL
SECTION 1	1,043,653 SFS	23,964 AC	1,019,689 SFS
LOTS	639,875 SFS	16,261 AC	623,614 SFS
YARD	203,978 SFS	4,683 AC	199,295 SFS
FORUM LOT 19 AREA	113,397 SFS	0,308 AC	113,089 SFS
SECTION 2	1,043,334 SFS	23,957 AC	1,019,377 SFS
RESERVED LOT 39 AREA	11,398 SFS	0,261 AC	11,137 SFS
AREA OF A/N TO BE EXTINGUISHED	1,398 SFS	0,032 AC	1,366 SFS
AREA OF A/N TO BE CREATED	839,376 SFS	19,274 AC	838,537 SFS
LOTS 1-49 AREA	203,978 SFS	4,683 AC	199,295 SFS
TRUST A/N AREA	17,134 SFS	0,393 AC	17,747 SFS
AVERAGE LOT SIZE	17,134 SFS	0,393 AC	17,747 SFS
SHALLOWEST LOT 848	17,308 SFS	0,385 AC	17,134 SFS
LARGEST LOT 848	35,882 SFS	0,818 AC	35,524 SFS
LOT YIELD/10000 AC	1.05 LOTS/10000 AC		1.05 LOTS/10000 AC

**BUILDING RESTRICTIONS**

- PROPERTY IS ZONE R-2, RESIDENTIAL LIMITED.
- MINIMUM LOT SIZE = 2,000 SQ FT. WITH WATER AND SEWER.
- MIN. FRONTAGE @ 61 FT BACK = 80'.
- MIN. FRONT SETBACK = 10'.
- MIN. SIDE YARD = 10', A TOTAL OF 25' FOR BOTH.
- MIN. REAR YARD = 35'
- CORNER LOTS = 100' MIN. WIDTH SETBACK.



PLAT OF CORRECTION AND PROPERTY LINE EXTINGUISHMENT  
**THE MEADOWS SECTION ONE**  
 OWNER / DEVELOPER: MEADOWS LIMITED PARTNERSHIP  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA  
**AES, A PROFESSIONAL CORP.**  
 Architecture, Engineering, Surveying  
 1781 Jamestown Rd. (804) 253-0040  
 WILLIAMSBURG, VIRGINIA 23185  
 Scale: 1" = 100  
 Date: DEC., 1984  
 Job: 3870