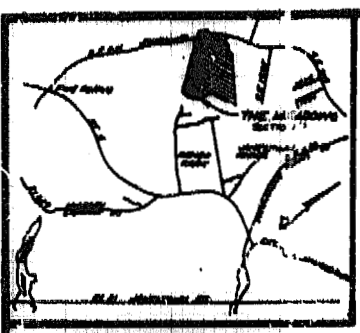


#5331



**LOCATION MAP
SCALE 1" = 2 MILES**

OWNER'S CONSENT & DEDICATION
THIS SUBDIVISION IS WITH THE 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 VAN KNIEST, INC. A VIRGINIA CORPORATION. NO MEADOWS LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, HAVING DONE BY, PAGE 17 AND PLAT BOOK 39 PAGE 10 HEREON, DATED 01/09/84 IN THE CLERK'S OFFICE OF THE JAMES CITY COUNTY COURTHOUSE.

James D. Van Kniest, Jr. PRESIDENT - VAN KNIEST, INC.
James D. Van Kniest, Jr. PRESIDENT - VAN KNIEST, INC.
James D. Van Kniest, Jr. GENERAL PARTNER - MEADOWS LIMITED PARTNERSHIP

STATE OF VIRGINIA,
I, *James D. Van Kniest, Jr.* 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 APPOINTED.

GIVEN UNDER MY HAND THIS 5th DAY OF June, 1986
MY COMMISSION EXPIRES May 17, 1988

STATE OF VIRGINIA, COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 5th DAY OF June 1986, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORDS AS THE LAW DIRECTS.
TESTE: Debra S. Ward CLERK
PLAT BOOK 42 PAGE 86

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 6-5-86
DATE 4 June 86
DATE June 16, 1986
HIGHER EDUCATION
REALTY OFFICER
AGENT OF REGISTERED FIRM

MINIMUM RESTRICTIONS, R-2

PROPERTY IS BOUND LINDEN APARTMENTAL, DISTRICT, R-2
LOTS ARE SERVED BY PUBLIC WATER AND SEWER
MINIMUM LOT SIZE ALLOWABLE = 12,000 SF, 0.2753 AC.

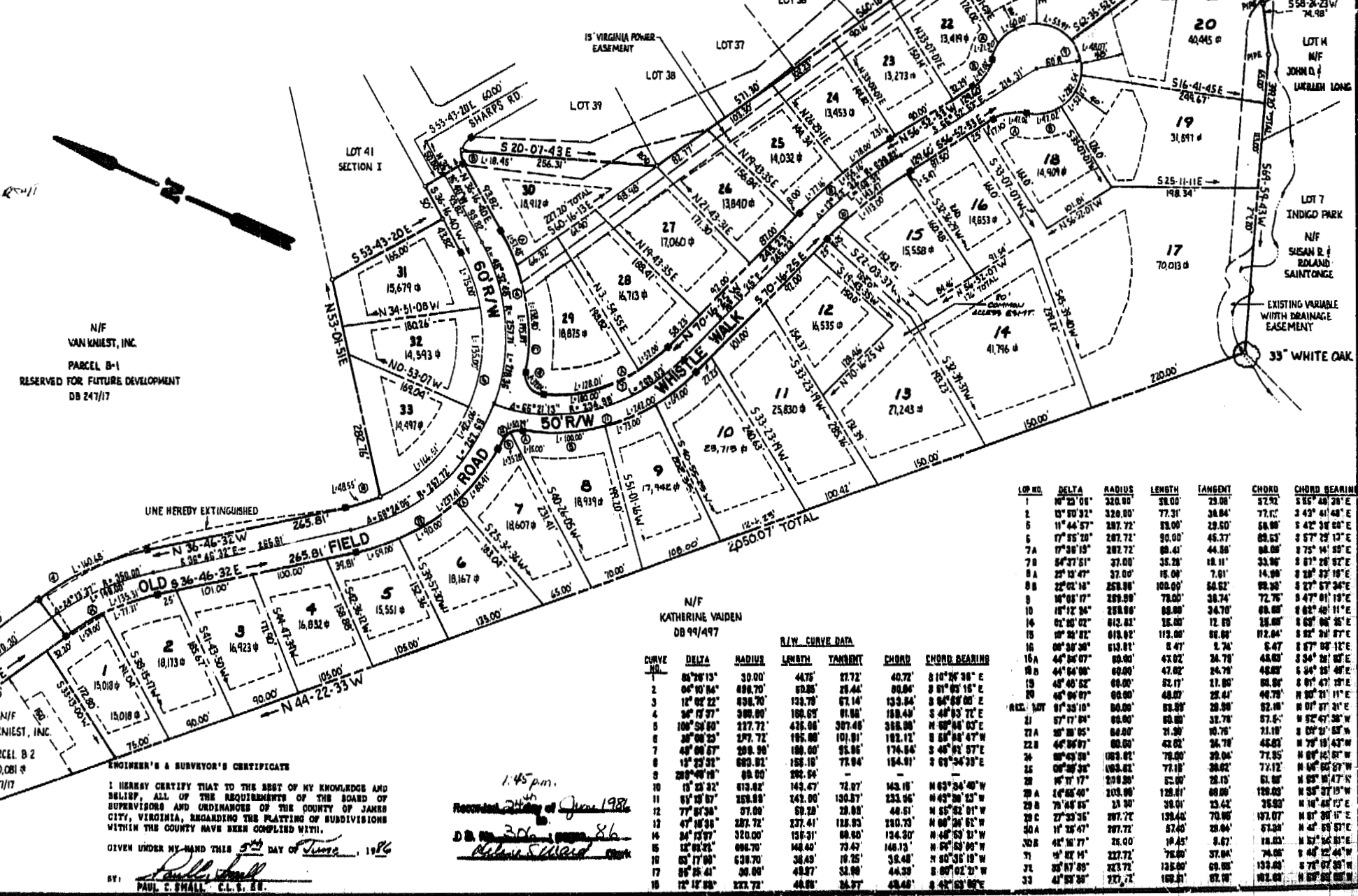
CONTINGENT REQUIREMENTS:
--LOTS OF LESS THAN 20,000 SF SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 80 FEET.
--LOTS OF 20,000 SF TO 43,500 SF SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET.
--LOTS OF MORE THAN 43,500 SF SHALL HAVE A MINIMUM WIDTH AT THE SETBACK OF 130 FEET.

YARD REGULATIONS:
FRONT: 33' MINIMUM; EXCEPTIONS SHOWN ON PLAT
SIDES: 10' MINIMUM FOR EACH SIDE YARD
REAR: 33' MINIMUM

SPECIAL PROVISIONS FOR CORNER LOTS:
--FOR CORNER LOTS, THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES PROMISING ON STREETS.
--NO STRUCTURES SHALL BE LOCATED CLOSER THAN 35' TO THE SIDE STREET.
--EACH CORNER LOT SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET.

AREA TABULATION

TOTAL AREA SUBDIVIDED	918,015 SF	21.073 AC
PARTIAL R-2	50,081 SF	1.140 AC
TOTAL AREA OF LOTS (A1, L-33)	727,890 SF	16.710 AC
TOTAL AREA OF R/W	140,044 SF	3.215 AC
LARGEST LOT (#17)	70,013 SF	1.607 AC
SMALLEST LOT (#21)	13,094 SF	0.301 AC
AVERAGE LOT SIZE	21,409 SF	0.49 AC
LOT YIELD/GROSS ACRES	1.71 LOTS/GROSS ACRE	
# OF LOTS (INCLUDES R/W LOT)	34	



**N/F
KATHERINE VAIDEN
DB 99/497**

R/W CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	06°30'13"	30.00	44.75	27.72	40.72	S 10°38'38" E
2	04°10'04"	608.70	60.85	26.44	80.04	S 01°05'18" E
3	12°02'22"	638.70	124.78	61.14	133.84	S 04°02'02" E
4	36°17'37"	388.80	188.05	81.88	188.48	S 40°03'02" E
5	100°50'00"	277.72	435.08	387.48	388.98	N 00°04'03" W
6	28°08'23"	377.72	195.88	101.81	182.12	N 63°04'47" W
7	48°08'57"	288.98	188.88	95.88	174.84	S 48°01'57" E
8	10°23'31"	688.81	158.18	78.84	184.81	S 61°34'38" E
9	28°04'48"	88.88	58.88	28.88	58.88	S 28°04'48" E
10	15°23'32"	613.82	143.87	72.87	143.18	N 63°04'40" W
11	51°10'07"	358.88	243.88	130.87	233.98	N 43°08'23" W
12	77°01'38"	87.88	69.88	28.88	48.81	N 65°02'01" W
13	47°16'38"	287.72	237.41	128.83	184.78	N 00°26'03" W
14	34°17'37"	320.00	158.31	88.88	134.30	N 48°33'01" W
15	12°05'21"	688.70	148.40	73.47	146.13	N 02°03'00" W
16	83°17'00"	638.70	38.48	18.25	38.48	N 80°36'18" W
17	88°25'41"	36.88	48.87	34.88	44.38	S 02°02'20" W
18	12°18'28"	227.72	48.88	24.87	48.48	S 42°01'00" E

REC. MAY 21 8 17 86
 21 67 17 04 88.00 68.88 33.78 87.65
 22 8 38 38 04 88.00 71.38 10.78
 23 8 44 06 01 88.00 42.82 36.78
 24 08 43 08 183.81 78.04 39.04
 25 08 38 38 183.81 77.18 38.82
 26 08 17 17 218.88 57.88 28.18
 27 16 48 08 218.88 128.81 68.88
 28 8 18 08 33 38.01 23.42
 29 27 23 31 194.48 78.88
 30 1 28 47 287.72 87.48 38.84
 31 01 18 17 28.00 19.43 8.87
 32 01 18 17 78.88 37.84
 33 41 31 38 138.88 68.88
 34 41 31 38 138.88 68.88

ENGINEER'S & SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND COMMISSIONERS OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.
GIVEN UNDER MY HAND THIS 5th DAY OF June, 1986
BY: *Paul C. Small*
PAUL C. SMALL, C.L.S., E.S.

AES, a professional corporation
1761 Jamestown Road, Williamsburg, Va. 23185
804-253-0040
Engineering, Planning, Surveying

**PLAT OF
THE MEADOWS
SECTION 3
OWNER/DEVELOPER:
MEADOWS LIMITED PARTNERSHIP**

BERNSELBY DISTRICT JAMES CITY COUNTY VIRGINIA

DESIGNED	DATE	BY
DATE	REVISION / COMMENT / NOTE	BY

DESIGNED	DATE	BY
PROJECT NO.	5976	
DRAWING NO.	PLAT	