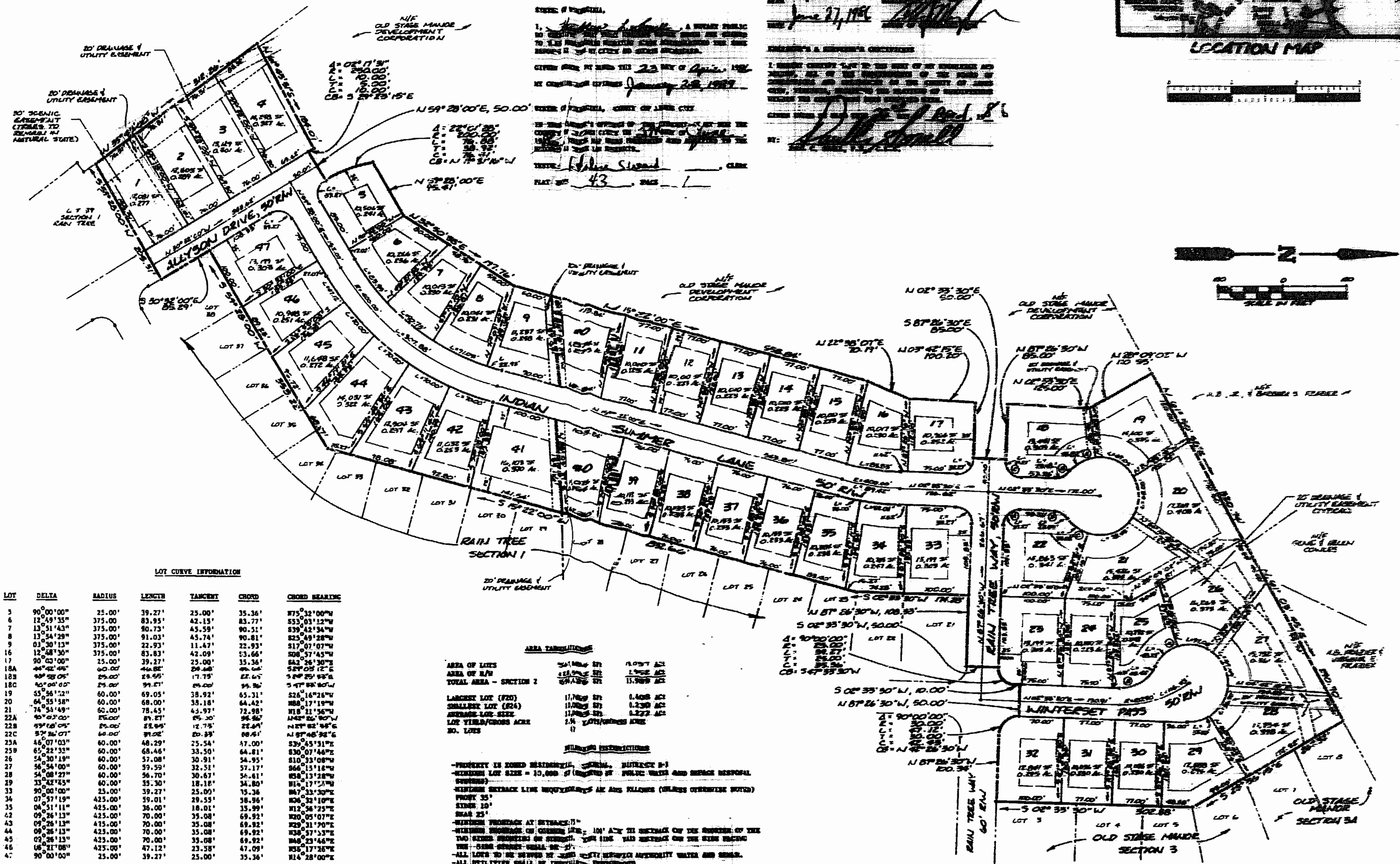


LOT CURVE INFORMATION

| LOT | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| 5 | 90°00'00" | 25.00' | 39.27' | 25.00' | 35.36' | N75°32'00"W |
| 6 | 12°49'35" | 375.00 | 83.95' | 42.15' | 83.77' | S53°03'12"W |
| 7 | 13°51'43" | 375.00' | 90.73' | 45.59' | 90.51' | S39°42'34"W |
| 8 | 13°54'29" | 375.00' | 91.03' | 45.74' | 90.81' | S25°49'28"W |
| 9 | 03°30'13" | 375.00' | 22.93' | 11.47' | 22.93' | S17°07'07"W |
| 16 | 12°48'30" | 375.00' | 83.83' | 42.09' | 83.66' | S08°57'45"W |
| 17 | 90°00'00" | 25.00' | 39.27' | 25.00' | 35.36' | S42°26'30"E |
| 18A | 44°42'45" | 60.00' | 46.82' | 24.68' | 45.64' | S27°05'12"E |
| 18B | 49°58'05" | 25.00' | 21.55' | 17.75' | 22.64' | S 24°25'55"E |
| 18C | 90°00'00" | 25.00' | 39.27' | 25.00' | 35.36' | S 47°33'30"W |
| 19 | 55°56'22" | 60.00' | 69.05' | 38.92' | 65.31' | S26°16'26"W |
| 20 | 64°55'58" | 60.00' | 68.00' | 38.18' | 64.42' | N88°17'19"W |
| 21 | 74°54'49" | 60.00' | 78.45' | 45.97' | 72.98' | N18°21'56"W |
| 22A | 90°00'00" | 25.00' | 39.27' | 25.00' | 35.36' | N42°26'30"W |
| 22B | 49°08'05" | 25.00' | 21.44' | 12.75' | 20.79' | N27°02'48"E |
| 22C | 53°36'07" | 60.00' | 91.02' | 20.33' | 20.61' | N 57°48'32"E |
| 23A | 46°07'03" | 60.00' | 48.29' | 25.54' | 47.00' | S39°45'31"E |
| 25B | 65°22'32" | 60.00' | 68.46' | 38.50' | 64.81' | S30°07'46"E |
| 26 | 54°30'19" | 60.00' | 57.08' | 30.91' | 54.95' | S10°33'08"W |
| 27 | 56°54'00" | 60.00' | 59.59' | 32.51' | 57.17' | S66°15'18"W |
| 28 | 54°08'27" | 60.00' | 56.70' | 30.67' | 54.61' | N58°13'28"W |
| 29 | 33°42'45" | 60.00' | 35.30' | 18.18' | 34.80' | N14°17'23"W |
| 33 | 90°00'00" | 25.00' | 39.27' | 25.00' | 35.36 | N47°33'30"E |
| 34 | 07°57'19" | 425.00' | 59.01' | 29.55' | 58.96' | N06°32'10"E |
| 35 | 04°51'11" | 425.00' | 36.00' | 18.01' | 35.99' | N12°56'25"E |
| 42 | 09°26'13" | 425.00' | 70.00' | 35.08' | 69.92' | N20°05'07"E |
| 43 | 09°26'13" | 425.00' | 70.00' | 35.08' | 69.92' | N29°31'20"E |
| 44 | 09°26'13" | 425.00' | 70.00' | 35.08' | 69.92' | N38°57'33"E |
| 45 | 09°26'13" | 425.00' | 70.00' | 35.08' | 69.92' | N48°23'46"E |
| 46 | 06°21'08" | 425.00' | 47.12' | 23.58' | 47.09' | N56°17'26"E |
| 47 | 90°00'00" | 25.00' | 39.27' | 25.00' | 35.36' | N14°28'00"E |

AREA TABULATIONS

| | | |
|---|---|---|
| AREA OF LOTS | [illegible] SF | 13.0357 AC |
| AREA OF R/W | [illegible] SF | 1.9542 AC |
| TOTAL AREA - SECTION 2 | [illegible] SF | 15.9899 AC |
| LARGEST LOT (#20) | 17,7[illegible] SF | 0.4088 AC |
| SMALLEST LOT (#24) | 10,0[illegible] SF | 0.2300 AC |
| AVERAGE LOT SIZE | 12,0[illegible] SF | 0.277 AC |
| LOT YIELD/GROSS ACRE | 2.94 | LOTS/GROSS ACRE |
| NO. LOTS | 47 | |

BUILDING RESTRICTIONS

- PROPERTY IS ZONED RESIDENTIAL, GENERAL, DISTRICT R-1
- MINIMUM LOT SIZE = 10,000 SF (SERVED BY PUBLIC WATER AND SEWAGE DISPOSAL SYSTEMS)
- MINIMUM SETBACK LINE REQUIREMENTS ARE AS FOLLOWS (UNLESS OTHERWISE NOTED)
  FRONT 35'
  SIDES 10'
  REAR 35'
- MINIMUM FRONTAGE AT SETBACK 75'
- MINIMUM FRONTAGE ON CORNER LOTS 100' AT THE SETBACK ON THE FRONTS OF THE TWO SIDES FRONTING ON STREETS. THE SIDE YARD SETBACK ON THE SIDE FACING THE SIDE STREET SHALL BE 35'.
- ALL LOTS TO BE SERVED BY JAMES CITY SERVICE AUTHORITY WATER AND SEWER.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

PLAT NO. 43, PAGE 1

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

PLAT OF SUBDIVISION
RAIN TREE
SECTION II
OWNER / DEVELOPER:
OLD STAGE MANOR DEVELOPMENT CORPORATION
POWHATAN DISTRICT — JAMES CITY COUNTY — VIRGINIA

| NO. | DATE | REVISION / COMMENT / NOTE | BY |
|---|---|---|---|
| 1 | [illegible] | REVISED PER HIGHWAY DEPARTMENT | |

Project No. 6859
Drawing No. PLAT