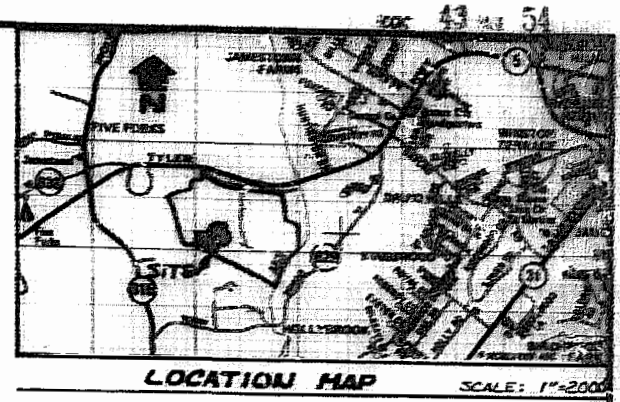


@LOT	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	18° 37' 08"	305.00'	99.11'	50.00'	98.68'	N 07° 41' 27" E
2	22° 54' 47"	305.00'	121.97'	61.81'	121.16'	N 13° 04' 31" W
3a	02° 28' 05"	305.00'	13.14'	6.57'	13.14'	N 25° 45' 58" W
3b	30° 49' 18"	195.00'	104.90'	53.75'	103.64'	N 42° 24' 39" W
31	10° 21' 32"	245.00'	44.30'	22.21'	44.24'	S 52° 38' 32" E
32	20° 27' 46"	245.00'	87.50'	44.21'	87.04'	S 37° 13' 53" E
33	14° 41' 28"	355.00'	91.03'	45.76'	90.78'	S 19° 39' 16" E
34	21° 55' 16"	355.00'	135.82'	68.75'	135.00'	S 01° 20' 53" E



① CURVE	DELTA	R/W CURVE DATA	RADIUS	ARC	TANGENT	CHORD	CHORD BEAR
1.	30° 49' 18"	245.00	131.80	67.53	136.21	142° 24' 39" W	
2.	30° 36' 45"	355.00	226.85	117.45	223.01	N 08° 41' 38" W	
3.	36° 36' 45"	305.00	194.90	100.91	191.60	S 08° 41' 38" E	
4.	30° 49' 18"	195.00	104.90	53.75	103.64	S 42° 24' 39" E	

AREA TABULATION	
AREA OF R/W	27,602 SF ± 0.634 AC ±
AREA OF LOTS	152,315 SF ± 3.452 AC ±
TOTAL AREA	177,977 SF ± 4.086 AC ±
LARGEST LOT (#33)	27,430 SF ± 0.63 AC ±
SMALLEST LOT (#1)	15,006 SF ± 0.345 AC ±
AVERAGE LOT	18,777 SF ± 0.432 AC ±
LOT YIELD/GROSS ACRE	1.96
NUMBER OF LOTS	8

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:

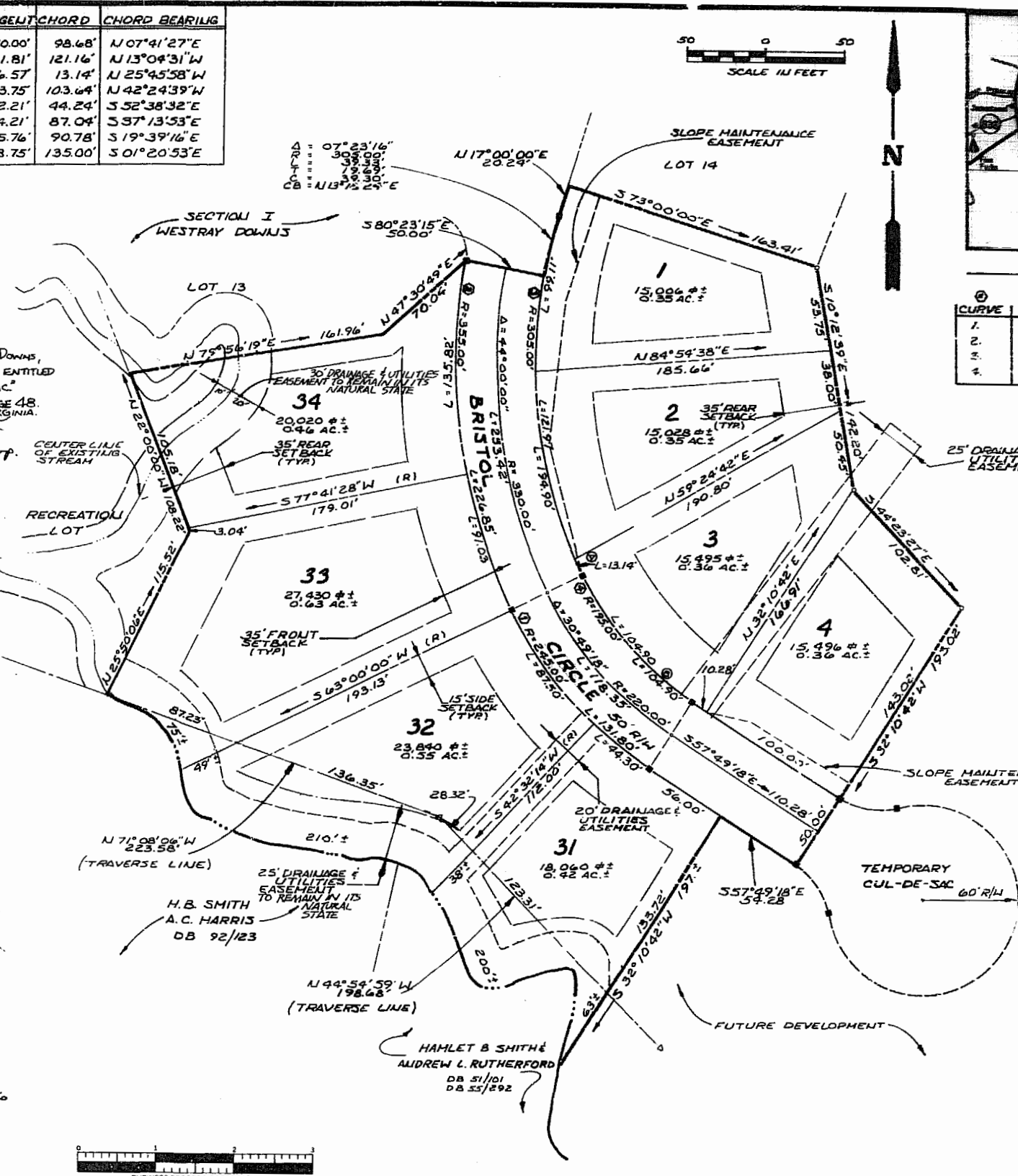
COLONIAL CAPITOL DEVELOPMENT COMPANY - WESTRAY DOWNS,
 A VIRGINIA GENERAL PARTNERSHIP AS SHOWN ON PLAT ENTITLED
 "WESTRAY DOWNS BOUNDARY CONTAINING 67.72 AC."
 RECORDED AUGUST 15, 1986 IN PLAT BOOK 43, PAGE 48,
 IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.
 BY Clifford E. Henderson, President
 BY Colonial Capitol Development Comp.

STATE OF VIRGINIA,
 I, W. S. Miller, 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 AFORESAID.
 GIVEN UNDER MY HAND THIS 25TH DAY OF AUG., 1986
 MY COMMISSION EXPIRES MAY 27, 1987

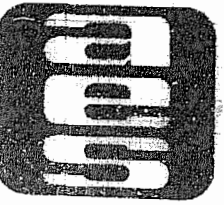
STATE OF VIRGINIA, COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
 COUNTY OF JAMES CITY THE 24 DAY OF AUG.
 1986, THIS MAP WAS PRESENTED AND ADMITTED TO THE
 RECORD AS THE LAW DIRECTS.
 TESTE: Debra Stewart, CLERK
 PLAT BOOK 43, PAGE 54

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 7-28-86 F. D. Hall
 HIGHWAY ENGINEER
 DATE 28 July 86 Greg J. Hug
 HEALTH OFFICER
 DATE Aug 28, 1986 William L. Miller, Jr.
 AGENT OF GOVERNING BODY

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 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 29TH DAY OF July, 1986
 BY: W. S. Miller, Jr.
WILLIAM L. MILLER



BUILDING RESTRICTIONS, R-1
 PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1
 LOTS ARE SERVED BY PUBLIC WATER AND SEWER
 MINIMUM LOT SIZE ALLOWABLE - 15,000 SF, 0.344 AC
YARD REGULATIONS:
 FRONT: 35' MINIMUM; EXCEPTIONS: SCREEN ON PLAT
 SIDES: 15' MINIMUM FOR EACH SIDE YARD
 REAR: 35' MINIMUM



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

SUBDIVISION OF
WESTRAY DOWNS
SECTION I-A
 OWNER/DEVELOPER: COLONIAL CAPITOL
 DEVELOPMENT COMPANY - WESTRAY DOWNS
 JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
Scale	Date
Project No.	
5897	
Drawing No.	
PLAT	