

150' GREENBELT BUFFER ALONG THE PROPERTY'S ROUTE 5 FRONTAGE (EXCLUSIVE OF RIGHT-OF-WAY DEDICATED HEREIN FOR FUTURE IMPROVEMENTS OF ROUTE 5 TO A FOUR-LANE DIVIDED HIGHWAY) AS DEFINED BY THE GREENBELT CORRIDOR POLICY OF JAMES CITY COUNTY. THE "GREENBELT" BUFFERS SHALL BE UNDISTURBED AND EXCLUSIVE OF ANY LOTS, EXCEPT FOR APPROVED UTILITIES, DRAINAGE IMPROVEMENTS, JOGGING/NATURE TRAILS, COMMUNITY ENTRANCE ROADS AS SHOWN GENERALLY ON THE MASTER PLAN AND APPROPRIATE HISTORICAL, ENVIRONMENTAL, DIRECTIONAL, AND COMMUNITY IDENTIFICATION SIGNAGE AS APPROVED BY THE PLANNING COMMISSION.

ROUTE 5 JOHN TYLER HIGHWAY



GRAPHIC SCALE
SCALE: 1"=100'

LOT CURVE DATA TABLE

No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C29	07°38'31"	1024.00'	136.58'	68.38'	136.48'	N86°47'44"E
C30	71°31'58"	25.00'	31.21'	18.01'	29.22'	S61°15'34"E
C31	13°44'51"	525.00'	125.97'	63.29'	125.67'	S18°37'10"E
C32	14°27'07"	525.00'	132.42'	66.56'	132.07'	S04°31'12"E
C33	01°20'18"	525.00'	12.28'	6.13'	12.28'	S03°22'31"W
C34	28°21'27"	50.00'	24.75'	12.63'	24.49'	S18°13'23"W
C35	69°34'23"	50.00'	60.71'	34.73'	57.05'	S02°23'04"E
C36	32°53'34"	50.00'	28.70'	14.76'	28.31'	S53°37'03"E
C37	53°20'17"	50.00'	46.55'	25.11'	44.88'	S83°16'01"W
C38	41°39'51"	50.00'	36.38'	19.03'	35.56'	N35°45'58"E
C39	63°09'18"	50.00'	55.11'	30.73'	52.36'	N16°38'38"W
C40	40°02'42"	50.00'	34.95'	18.22'	34.24'	N28°11'53"W
C41	09°19'22"	50.00'	8.14'	4.08'	8.13'	N03°30'50"W
C42	12°26'43"	575.00'	124.90'	62.70'	124.65'	N05°04'31"W
C43	11°32'12"	575.00'	115.78'	58.08'	115.58'	N17°03'59"W
C44	100°10'17"	25.00'	43.71'	29.88'	38.35'	N27°15'04"E
C45	06°40'12"	1024.00'	119.21'	59.67'	119.14'	N74°00'06"E
C46	00°16'57"	1235.48'	6.09'	3.05'	6.09'	N70°48'29"E
C47	09°41'06"	1235.48'	208.84'	104.67'	208.59'	N77°39'19"E
C48	90°04'16"	25.00'	39.30'	25.03'	35.38'	S52°28'00"E
C49	04°25'42"	1274.52'	98.51'	49.28'	98.48'	S09°38'43"E
C50	05°18'25"	1274.52'	118.05'	59.07'	118.01'	S14°30'47"E
C51	60°00'00"	50.00'	52.36'	28.87'	50.00'	S12°50'00"W
C52	102°16'54"	50.00'	89.28'	62.06'	77.87'	S08°18'27"E
C53	36°16'00"	50.00'	31.65'	16.37'	31.12'	N63°53'00"E
C54	62°55'00"	50.00'	54.91'	30.59'	52.19'	N14°17'30"E
C55	04°28'35"	1224.52'	95.67'	47.86'	95.64'	S14°55'43"E
C56	05°07'08"	1224.52'	109.40'	54.74'	109.37'	N10°07'51"W
C57	92°23'20"	25.00'	40.31'	26.06'	36.08'	N38°37'23"E



SEE SHEET 5

NOTE REGARDING BUILDING SETBACKS
UNLESS OTHERWISE NOTED, BUILDING SETBACKS FOR THE LOTS SHOWN ARE AS FOLLOWS:
FRONT: 50'
SIDE: 10'
REAR: 40'

DENOTES V.D.O.T. MAINTAINED DRAINAGE EASEMENTS

RIGHT-OF-WAY CURVE TABLE

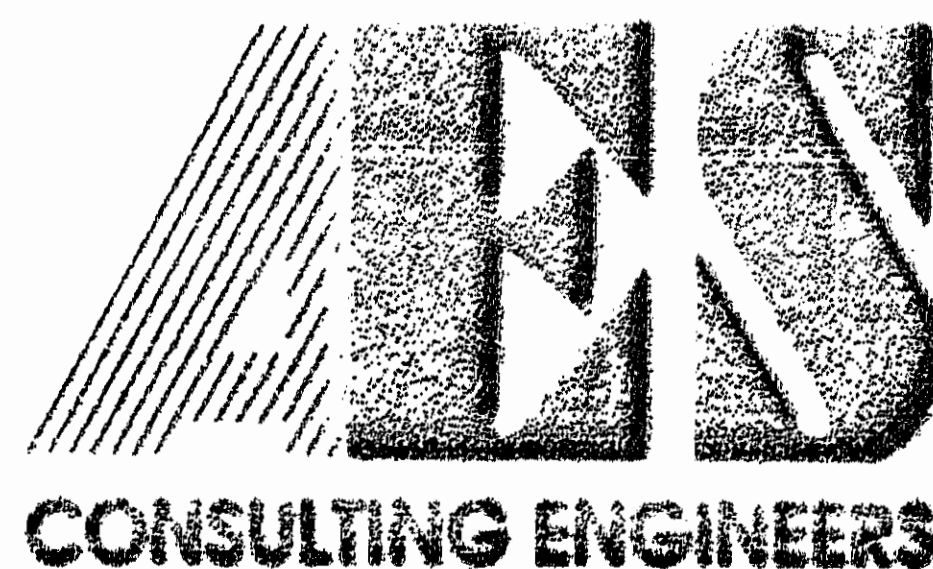
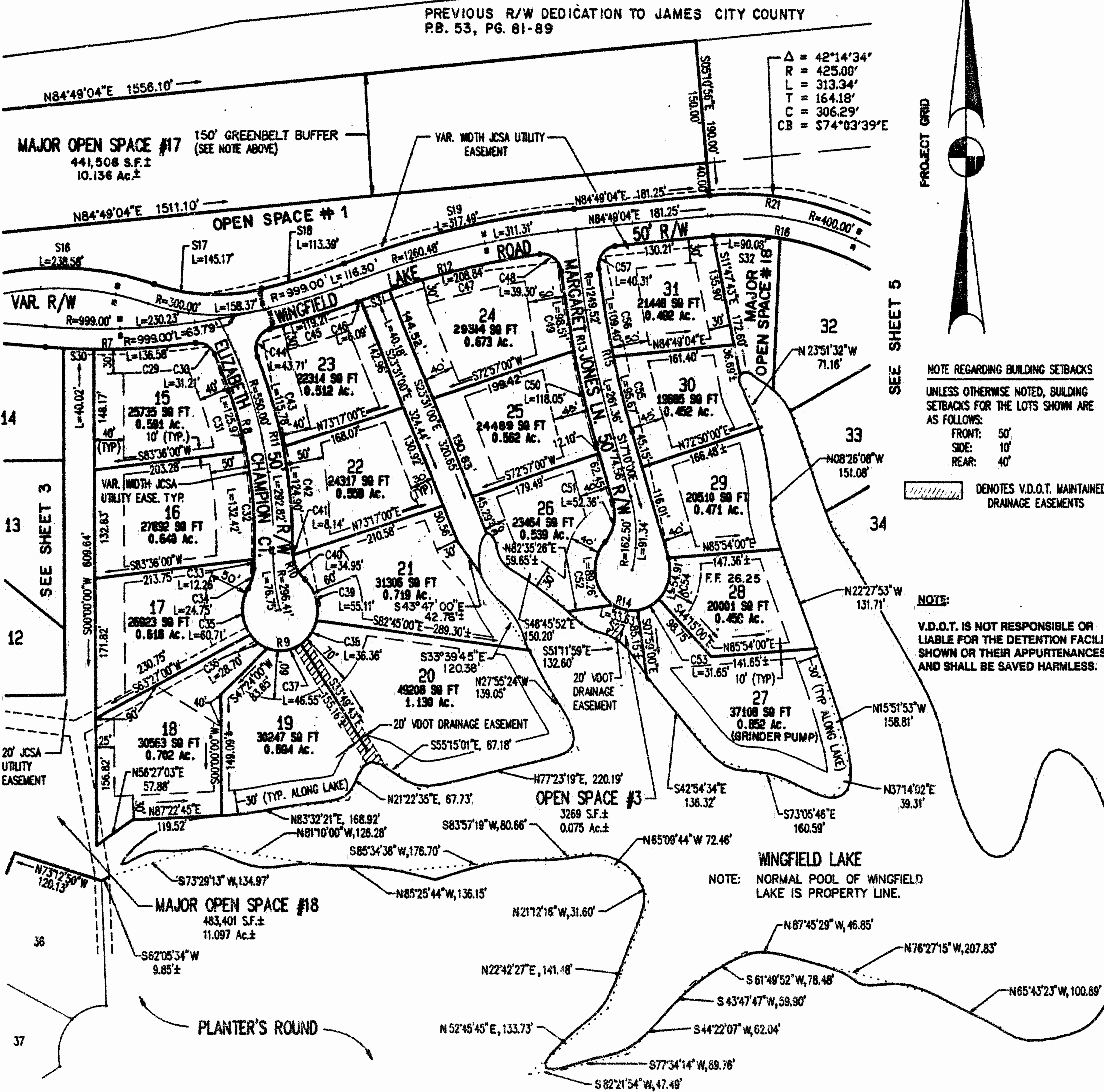
No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
R7	11°13'32"	1024.00'	200.62'	100.63'	200.30'	S88°35'14"W
R8	29°32'16"	525.00'	270.65'	138.41'	267.67'	N10°43'28"W
R9	28°03'21"	50.00'	227.44'	76.25'	227.05'	S27°05'27"W
R10	49°22'04"	50.00'	43.08'	22.98'	41.76'	S23°32'12"E
R11	23°58'55"	575.00'	240.67'	122.13'	238.92'	S10°50'37"E
R12	11°49'52"	1235.48'	255.11'	128.01'	254.66'	S76°34'56"W
R13	09°44'08"	1274.52'	216.56'	108.54'	216.30'	N12°17'56"W
R14	240°00'00"	50.00'	209.44'	86.60'	209.44'	N77°10'00"W
R15	09°35'43"	1224.52'	205.07'	102.78'	204.83'	S12°22'08"E
R16	77°07'56"	375.00'	504.83'	299.00'	467.56'	N56°36'58"W
R21	77°07'56"	425.00'	572.14'	338.86'	529.91'	S56°36'58"E

NOTE:
V.D.O.T. IS NOT RESPONSIBLE OR LIABLE FOR THE DETENTION FACILITIES SHOWN OR THEIR APPURTENANCES AND SHALL BE SAVED HARMLESS.

OPEN SPACE CURVE DATA TABLE

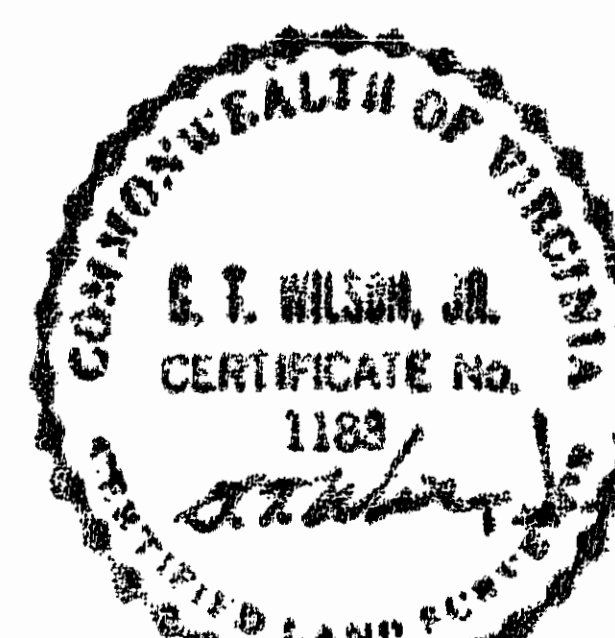
No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
S16	32°09'51"	425.00'	238.58'	122.53'	235.46'	S88°29'56"E
S17	30°14'47"	275.00'	145.17'	74.32'	143.49'	N87°32'24"W
S18	06°40'12"	974.00'	113.39'	56.76'	113.32'	S74°00'06"W
S19	14°09'04"	1285.48'	317.49'	158.56'	316.88'	N77°44'32"E
S27	38°32'07"	50.00'	33.63'	17.48'	33.00'	N78°42'57"W
S30	02°14'21"	1024.00'	40.02'	20.01'	40.02'	N88°15'49"W
S31	01°51'48"	1235.48'	40.18'	20.09'	40.18'	N71°52'51"E
S32	13°45'38"	375.00'	90.08'	45.25'	89.85'	S88°18'07"E

NOTE: FOR THOSE LOTS ADJOINING PONDS OR LAKES, THE CORRESPONDING PROPERTY LINE BETWEEN THE LAKE OR POND AND THE LOT SHALL BE THE LINE OF NORMAL POOL OF THE ADJACENT POND OR LAKE. THE AREA OF EACH LOT IS CALCULATED TO THE LINE OF NORMAL POOL. THE DOTTED LINE REPRESENTS A TIE LINE (FOR CLOSURE) AND DOES NOT REPRESENT A PROPERTY LINE.



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PLAT OF
WINGFIELD LAKE
THE
GOVERNOR'S LAND
At Two Rivers
POWhatan DISTRICT
JAMES CITY COUNTY
VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
Scale 1"=100'	Date 5/21/93
Project No. 7173	Drawing No. 4 of 5