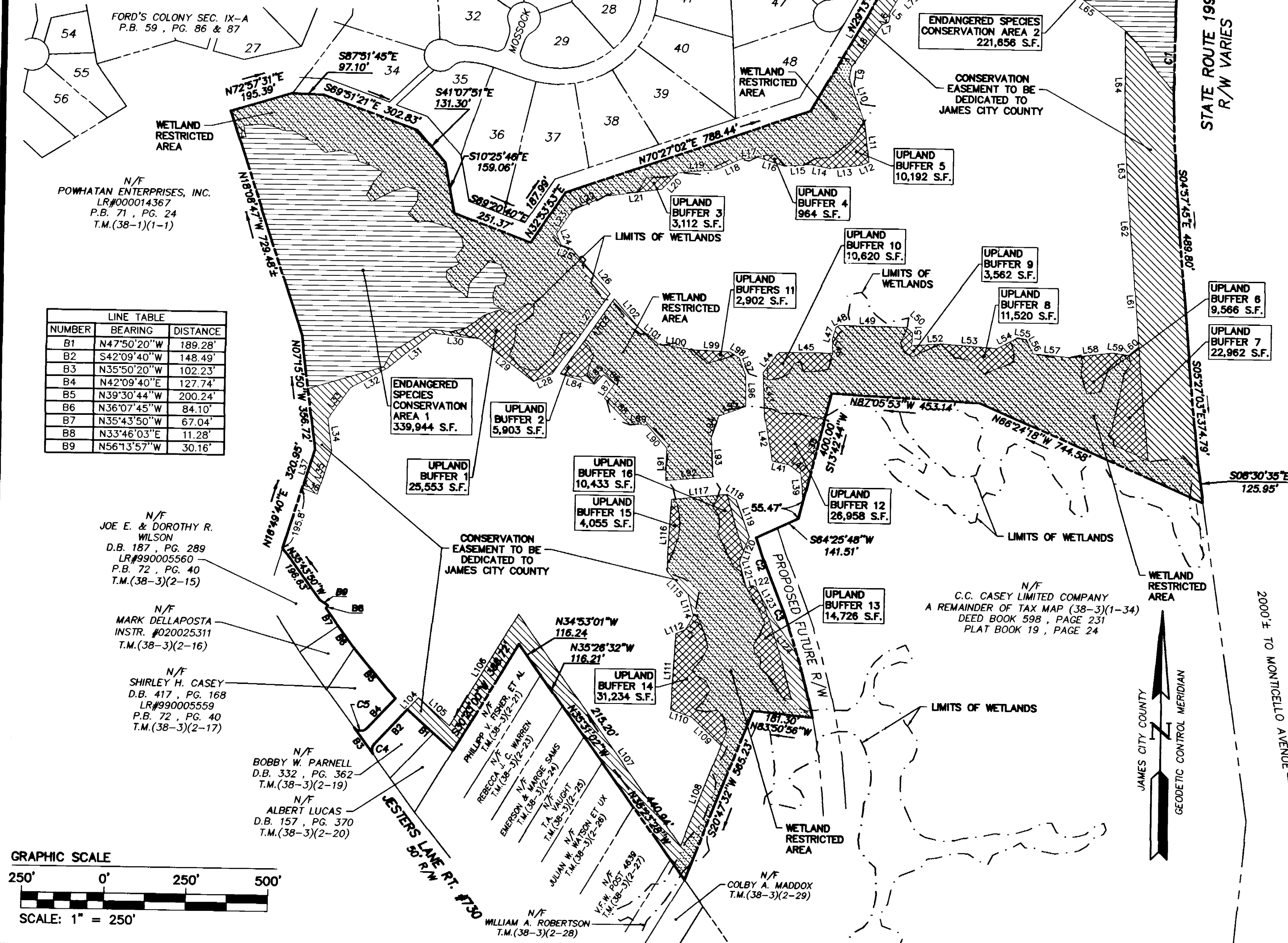


VICINITY MAP - SCALE: 1" = 2,000'±



NUMBER	BEARING	DISTANCE
B1	N47°50'20"W	189.28'
B2	S42°09'40"W	148.49'
B3	N35°50'20"W	102.23'
B4	N42°09'40"E	127.74'
B5	N39°30'44"W	200.24'
B6	N36°07'45"W	84.10'
B7	N35°43'50"W	67.04'
B8	N33°46'03"E	11.28'
B9	N56°13'57"W	30.16'

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N29°13'44"E	535.84'	L42	N10°13'39"W	141.24'	L83	N29°13'44"E	291.47'
L2	S78°06'48"E	41.54'	L43	N02°28'41"W	134.72'	L84	S73°32'04"E	109.68'
L3	S15°00'00"E	23.33'	L44	N36°12'33"E	79.57'	L85	N42°12'04"E	40.82'
L4	S30°00'00"W	153.24'	L45	N89°54'03"E	162.27'	L86	S49°09'36"E	43.64'
L5	S45°00'00"E	5.26'	L46	N02°24'42"W	44.12'	L87	S33°40'34"W	53.95'
L6	S12°31'31"W	21.53'	L47	N16°39'26"E	37.98'	L88	S43°54'21"E	110.48'
L7	S69°48'00"W	20.85'	L48	N60°25'40"E	13.66'	L89	S88°39'41"E	53.43'
L8	S34°07'47"W	160.86'	L49	S89°26'22"E	199.62'	L90	S40°40'29"E	93.25'
L9	S09°54'17"W	35.58'	L50	S48°36'56"E	27.59'	L91	S00°44'48"W	100.51'
L10	S19°44'59"E	147.85'	L51	S02°07'44"W	38.60'	L92	N84°51'05"E	143.80'
L11	S06°32'57"E	119.86'	L52	N85°44'00"E	89.26'	L93	N03°13'40"W	120.24'
L12	S67°31'41"W	28.32'	L53	S86°01'45"E	171.45'	L94	N18°33'53"E	73.46'
L13	S83°24'48"W	94.37'	L54	N61°00'25"E	69.66'	L95	N69°07'14"E	86.00'
L14	N79°06'24"W	57.28'	L55	S80°51'58"E	26.73'	L96	N00°39'45"W	97.79'
L15	S86°08'13"W	81.70'	L56	S28°21'14"E	50.28'	L97	N21°23'47"W	57.68'
L16	N72°01'49"W	84.11'	L57	S84°43'53"E	110.67'	L98	N58°07'13"W	33.85'
L17	S83°12'00"W	51.47'	L58	N82°34'37"E	131.69'	L99	N87°26'01"W	115.45'
L18	S65°03'20"W	81.45'	L59	S81°38'12"E	49.19'	L100	N81°06'23"W	106.41'
L19	S84°29'47"W	118.41'	L60	N48°36'13"E	40.99'	L101	N50°13'21"W	75.24'
L20	S42°21'45"W	70.04'	L61	N04°32'39"W	282.85'	L102	N40°27'12"W	117.22'
L21	S81°57'00"W	172.34'	L62	N05°26'05"W	172.09'	L103	S34°14'32"W	284.53'
L22	S65°26'14"W	108.45'	L63	N03°35'54"W	186.61'	L104	N42°09'40"E	50.00'
L23	S32°22'33"W	90.03'	L64	N01°05'32"W	342.43'	L105	S47°50'20"E	127.78'
L24	S22°21'05"E	36.66'	L65	N53°51'22"W	260.05'	L106	N30°23'00"E	405.30'
L25	S70°41'27"E	35.37'	L66	N04°01'52"E	139.78'	L107	S35°18'58"E	872.40'
L26	S40°27'12"E	181.17'	L67	N06°16'22"W	86.98'	L108	N20°47'32"E	333.67'
L27	S34°14'32"W	302.99'	L68	S79°40'48"W	67.63'	L109	N45°54'18"W	127.60'
L28	S66°05'27"W	63.49'	L69	N14°27'26"W	74.07'	L110	N70°59'24"W	67.31'
L29	N51°48'29"W	211.90'	L70	N78°03'50"W	68.27'	L111	N03°08'24"E	237.52'
L30	N83°55'58"W	145.07'	L71	S72°57'15"W	68.39'	L112	N66°46'50"E	30.81'
L31	S49°54'18"W	170.46'	L72	S21°28'40"W	53.78'	L113	N27°58'17"E	49.16'
L32	S60°36'26"W	129.31'	L73	S85°03'33"W	61.64'	L114	N14°56'06"W	69.79'
L33	S35°05'08"W	121.35'	L74	S60°04'50"W	31.12'	L115	N42°25'08"W	96.48'
L34	S07°51'33"E	99.67'	L75	S12°37'59"W	105.80'	L116	N03°01'40"E	222.10'
L35	S16°49'40"W	140.51'	L76	S23°24'35"E	40.18'	L117	N83°39'57"E	169.63'
L36	N67°47'21"W	50.22'	L77	S27°26'17"W	74.94'	L118	S58°24'45"E	33.35'
L37	N16°49'40"E	125.13'	L78	S55°56'42"W	100.76'	L119	S20°18'41"E	121.20'
L38	S13°42'44"W	344.53'	L79	S45°20'43"W	14.42'	L120	S21°10'03"W	84.34'
L39	N06°20'28"W	84.03'	L80	N30°00'00"E	91.37'	L121	S15°25'05"E	83.40'
L40	N51°23'03"W	45.57'	L81	N15°00'00"W	43.89'	L122	N78°35'26"E	28.44'
L41	N78°19'43"W	52.72'	L82	N78°06'48"W	47.58'	L123	S28°33'18"E	105.89'
			L124	S35°47'22"E	132.29'			

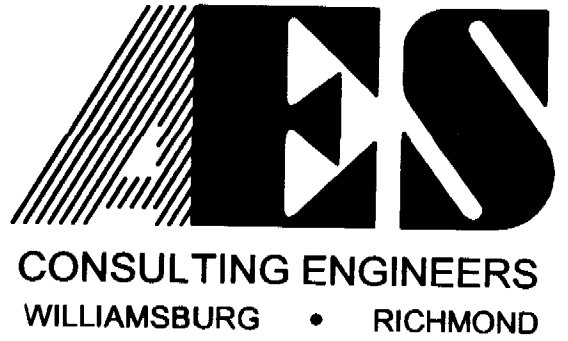
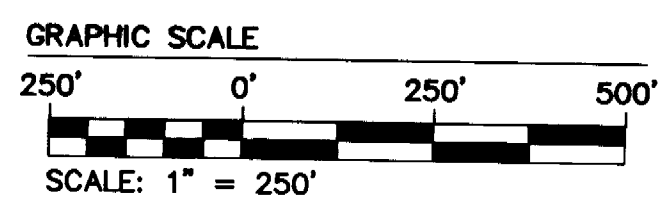
TOTAL AREA OF NATURAL OPEN SPACE = 1,928,866 S.F. OR 44.28 AC.

- WETLAND RESTRICTED AREA - AREA OF DELINEATED WETLANDS TO BE DEDICATED BY EASEMENT TO JAMES CITY COUNTY AS NATURAL OPEN SPACE (793,862 S.F. OR 18.23 AC.)
- AREA OF CONSERVATION EASEMENT FOR NATURAL OPEN SPACE TO BE DEDICATED BY EASEMENT TO JAMES CITY COUNTY (410,027 S.F. OR 9.41 AC.)
- UPLAND BUFFER - AREA OF PRIVATE NATURAL OPEN SPACE TO REMAIN UNDISTURBED AND NOT DEDICATED TO JAMES CITY COUNTY. (194,259 S.F. OR 4.46 AC.)
- ENDANGERED SPECIES CONSERVATION AREA - AREA OF PRIVATE NATURAL OPEN SPACE TO REMAIN UNDISTURBED AND NOT DEDICATED TO JAMES CITY COUNTY. (581,800 S.F. OR 12.89 AC.)

NOTES:

- PROPERTY SHOWN HEREON IS A PORTION OF TAX PARCEL (38-3)(1-34) AND CONTAINS A TOTAL OF 105.931 ACRES± (AREA TO SURVEY LINES).
- PROPERTY LINES AS SHOWN HEREON WERE TAKEN FROM A PLAT PREPARED BY AES CONSULTING ENGINEERS, ENTITLED "PLAT OF SUBDIVISION AND PROPERTY LINE EXTINGUISHMENT ON PROPERTY BEING 105.931 ACRES± OWNED BY C.C. CASEY LIMITED COMPANY AND RECORDED ON JULY 23, 2003 AS DOCUMENT #030021861

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	07°41'16"	5894.58	790.92	396.05	790.32	S00°05'29"W
C2	04°39'08"	2035.00	165.24	82.66	165.19	S20°05'11"E
C3	11°10'07"	2165.00	422.02	211.68	421.35	S16°49'41"E
C4	78°00'00"	25.00	34.03	20.24	31.47	S03°09'40"W
C5	102°00'00"	25.00	44.51	30.87	38.86	S86°50'20"E

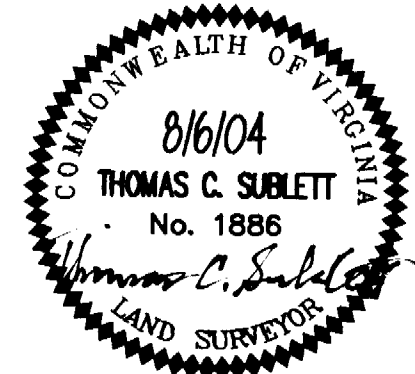


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Fax (757) 220-8994

PLAT SHOWING CONSERVATION EASEMENTS

WINDSOR MEADE
Of Williamsburg

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 7 September, 2004
at 10:34 AM/PM, PG.
DOCUMENT # 040022515
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

Designed: VMB/JAG
Drawn: AWT
Scale: 1"=250'
Date: 8/6/04
Project No: 8818-5
Drawing No: 1 of 1