

080027392

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY COMLES FAMILY LIMITED PARTNERSHIP TO UNCLE'S NECK, L.L.C. BY DEED DATED JUNE 27, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 080018516

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RIVER'S BEND AT UNCLE'S NECK IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*[Signature]* 9-8-08  
 UNCLE'S NECK, L.L.C. DATE  
 Henry H. Stephens  
 PRINTED NAME



**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF JAMES CITY, I, GWEN C. SCHATZMAN  
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 8<sup>th</sup> DAY OF SEPTEMBER, 2008. MY COMMISSION EXPIRES 11/30/07  
*[Signature]* 36144B  
 SIGNATURE REGISTRATION NUMBER

**AREA TABULATION**

	S.F.±	ACRES±
TOTAL AREA OF RESIDENTIAL LOTS	8,183,022	142.172
TOTAL AREA OF R/W	828,971	14.482
TOTAL AREA OF COMMON AREA	8,378,422	192.288
TOTAL AREA OF UNCLE'S NECK SUBDIVISION	15,189,415	348.93
TOTAL NUMBER OF LOTS	35	
AVERAGE LOT SIZE	178,944 S.F.	
GROSS LOTS PER ACRE	0.10 LOTS/ACRE	
TOTAL JCC CONSERVATION EASEMENT	315,990 S.F.	7.25

\*\*NOTE: ALL COMMON AREA TO BE DEDICATED TO THE WILLIAMSBURG LAND CONSERVANCY AND SHALL BE SUBJECT TO A WILDLIFE MANAGEMENT PLAN.

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

*[Signature]* 9/19/08  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
*[Signature]* 9/16/07  
 VIRGINIA DEPARTMENT OF HEALTH DATE  
*[Signature]* 11/5/08  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH 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.

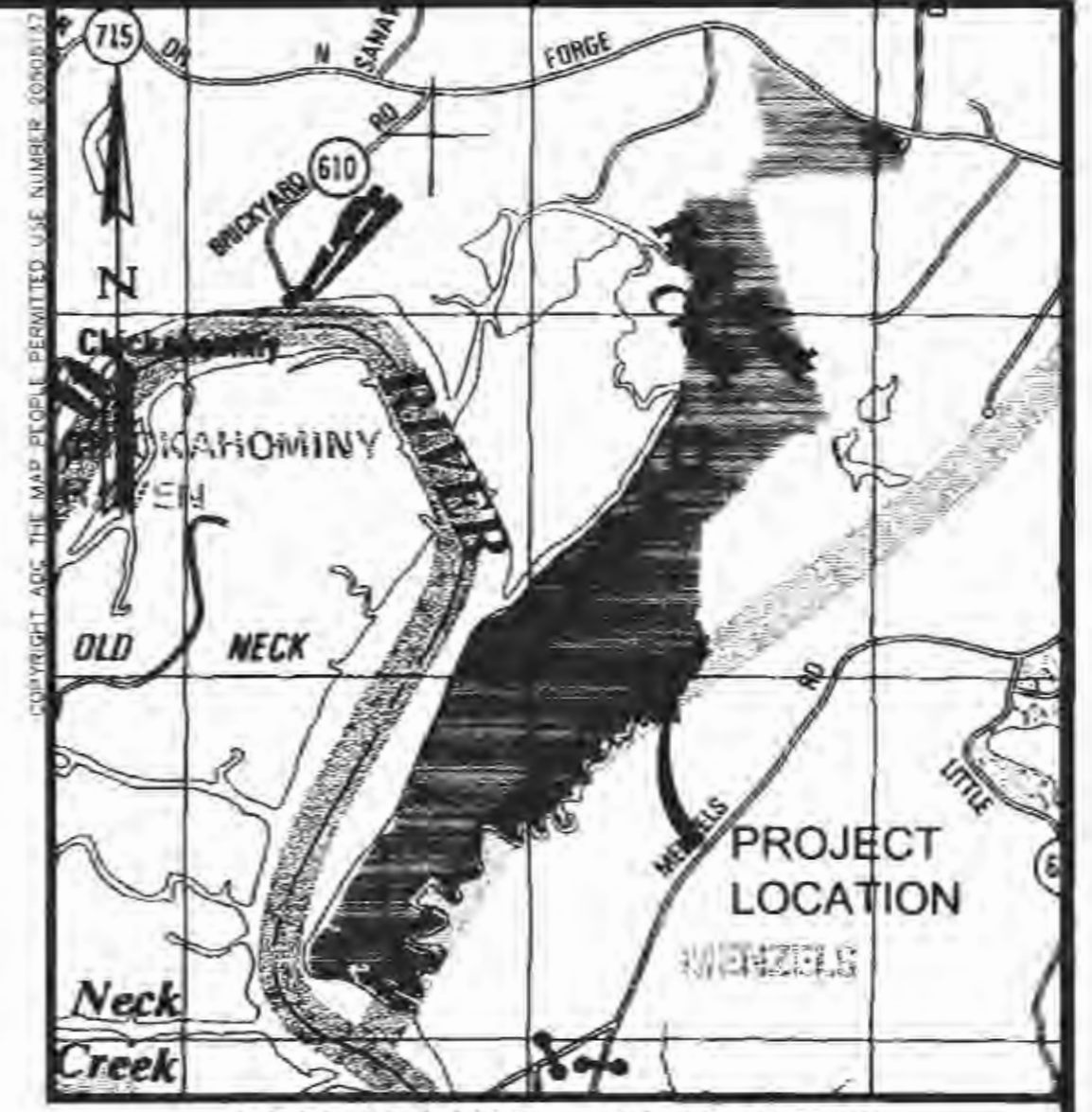
*[Signature]* 3/14/08  
 THOMAS C. SUBLETT, L.S. 1886 DATE

JCC CASE S-0023-2007

**GENERAL NOTES**

- SETBACKS:  
 FRONT = 75'; SIDE YARD = 15'; REAR YARD = 35'  
 IF LOT IS 5 ACRES OR MORE, MINIMUM LOT WIDTH AT THE FRONT SETBACK LINE IS 250 FT.  
 IF LOT IS 3 ACRES OR MORE, BUT LESS THAN 5 ACRES, MINIMUM LOT WIDTH AT THE FRONT SETBACK LINE IS 200 FT.  
 \*\* BUILDING LOCATIONS IN RELATIONSHIP WITH SIDE SETBACKS TO BE DETERMINED BY THE UNCLE'S NECK COVENANTS COMMITTEE. PER THE ADOPTED CONDITIONS FOR THE WAIVER TO SECTION 19-57 OF THE ORDINANCE, THERE SHALL BE AT LEAST 100 FOOT BUILDING SEPARATION BETWEEN ALL DWELLING UNITS WITHIN THE SUBDIVISION. THE FIRE CHIEF MAY GRANT EXCEPTIONS TO THE SEPARATION REQUIREMENT PROVIDED THAT IN NO INSTANCE SHALL THE SIDE BUILDING SETBACK BE REDUCED BELOW 15 FEET. ANY EXCEPTION BY THE FIRE CHIEF MUST ALSO BE APPROVED BY THE COVENANTS COMMITTEE.
- ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION WILL HAVE NO MAINTENANCE RESPONSIBILITY FOR THE DETENTION PONDS AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES CAUSED BY FAILURE OF THE PONDS OR THEIR OUTFLOW STRUCTURES.
- NEW PROPERTY MONUMENTS WILL BE INSTALLED PER SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS AND CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- DISTURBANCE TO TOPOGRAPHY WITH SLOPES EQUAL TO OR GREATER THAN 25% IS PROHIBITED UNLESS A WAIVER HAS BEEN OBTAINED FROM JAMES CITY COUNTY. PRIOR TO ANY LOT DISTURBANCE, THE HOMEOWNER SHALL IDENTIFY AREAS OF 25% OR GREATER SLOPES AND SHALL SECURE ALL NECESSARY APPROVALS THROUGH THE ENVIRONMENTAL DIVISION TO DISTURB STEEP SLOPES.
- SURVEY DATA PROVIDED BASED UPON JAMES CITY COUNTY GEODETIC CONTROL NAD-83 ESTABLISHED FROM MONUMENT 301.
- THIS SUBDIVISION SHALL BE SERVED BY PRIVATE WATER AND PRIVATE SEWER.
- LOCATION OF SEPTIC TANKS AND SOILS DATA SHALL BE VERIFIED AND EVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY CONSTRUCTION. TRADITIONAL SEPTIC DRAIN FIELDS SHALL BE SET BACK AT LEAST 200 FEET FROM CHICKAHOMINY RIVER AND UNCLE'S NECK CREEK, IN ACCORDANCE WITH JAMES CITY COUNTY BOARD OF SUPERVISORS RESOLUTION DATED NOVEMBER 14, 2006.
- ALL COMMON AREAS OUTSIDE OF THE RPA AND CONSERVATION EASEMENTS DEDICATED TO JAMES CITY COUNTY SHALL BE ACTIVELY MANAGED PURSUANT TO A WILDLIFE MANAGEMENT PLAN DEVELOPED BY THE VA DEPT OF GAME AND INLAND FISHERIES.
- THE BOARD OF SUPERVISORS APPROVED A RESOLUTION FOR A WAIVER TO SECTION 19-57 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE ON NOVEMBER 14, 2006 ALLOWING INDIVIDUAL WELLS ON LOTS SUBJECT TO CONDITIONS AS OUTLINED IN THE WAIVER.
- ALL PRIVATE WELLS SHALL BE CLASS III B WELLS REQUIRING 10' SEPARATION FROM BUILDINGS, 50' SEPARATION FROM SEWER LINES, AND 50' SEPARATION FROM THE SEPTIC TANK. THE SEPTIC TANK MUST MAINTAIN A MINIMUM OF 50' FROM THE WELL, 10' FROM ANY BUILDINGS, AND 5' FROM ANY PROPERTY LINES.
- TAX MAP PARCEL (21-1)(1-1) IS CURRENTLY ZONED "A1" (GENERAL AGRICULTURAL) LOCATED AT 1805 FORGE ROAD.
- THIS PROPERTY LIES WITHIN ZONES X AND AE AS SHOWN ON F.L.M.A. FLOOD MAPS 510201 08SC AND 10SC, DATED SEPTEMBER 28, 2007. THE BASE FLOOD ELEVATION OF 7.5 FEET IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH CORRESPONDS TO ELEVATION 8.5 FEET ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) WHICH THIS PROJECT TOPOGRAPHY IS BASED.
- WETLANDS AND WATERS OF THE UNITED STATES WERE FIELD DELINEATED BY VANASSE HANGEN BRUSTLIN, INC. (VHB) BETWEEN AUGUST 10-15, 2006 AND CONFIRMED BY THE U.S. ARMY CORPS OF ENGINEERS ON DECEMBER 18, 2007.
- THE LOCATION OF THE RESOURCE PROTECTION AREA (RPA) IS BASED ON THE PERENNIAL STREAM ASSESSMENT PERFORMED BY VHB AND APPROVED BY JAMES CITY COUNTY ON OCTOBER 24, 2006.
- THIS PLAT OF SUBDIVISION DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY BY AES CONSULTING ENGINEERS. BOUNDARY IS BASED ON A PLAT OF SURVEY ENTITLED "PLAT OF PROPERTY TO BE CONVEYED TO DONALD L. HAZELWOOD, INC. BEING 348.93 ACRES LOCATED: STONEHOUSE DISTRICT JAMES CITY CO., VA" DATED DECEMBER 15, 2005 BY MITCHELL-WILSON ASSOCIATES P.C. RECORDED IN INSTRUMENT #080018516.
- A CURRENT TITLE REPORT HAS NOT BEEN PROVIDED WITH THIS SURVEY.
- THE ROAD RIGHT-OF-WAYS SHALL BE DEDICATED FOR PUBLIC USE.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SECTION 19-33.

SEE SHEET LEGEND ON SHEET 2 OF 11



LOCATION MAP SCALE: 1"=2000'

**LEGEND**

---	RIGHT-OF-WAY LINE	•	IRON ROD SET
---	PROPERTY LINE	■	CONCRETE MONUMENT FOUND
---	CENTER LINE	■	RESOURCE PROTECTION AREA
---	TRAVERSE LINE	PRM	PRIMARY DRAINFIELD
---	EASEMENT	RES	RESERVE DRAINFIELD
---	BUILDING SETBACK LINE (B.S.L. TYP.)	C/L	CENTERLINE
---	WETLANDS LINE	P/L	PROPERTY LINE
---	RPA BUFFER LINE		
---	STREAM		

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
 THIS 12 DAY OF November, 2008  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:29 AM/PM  
 INSTRUMENT # 080027392

TESTE: *[Signature]*  
 BETSY B. WOOLRIDGE, CLERK



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

PLAT OF SUBDIVISION  
**RIVER'S BEND @ UNCLE'S NECK**  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISION BY	REVIEW BY
1	03/14/08	REVISED PER COUNTY COMMENTS DATED 02/08	GVC	JAG

Designed	JAG	Drawn	RLS
Scale	1"=100'	Date	09/27/07
Project No.	9737-01		
Drawing No.	1 OF 11		



080027392

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS").

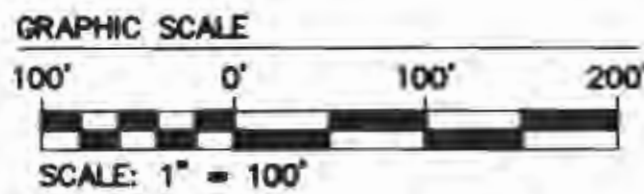
THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ANN L. RUFF, AOSE #261. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 380 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL SITE CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOTS ARE SUITABLE FOR GENERALLY APPROVED SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. RESIDENTIAL SEWAGE FLOWS (BASED UPON THE NUMBER OF BEDROOMS PROPOSED) WILL BE DETERMINED AT THE TIME OF APPLICATION FOR INDIVIDUAL ONSITE SEWAGE DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS.

RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	1°40'58"	1997.43'	58.66'	29.33'	58.66'	S55°25'44"E
C2	41°41'02"	225.00'	163.70'	85.66'	160.11'	S20°33'57"W
C3	41°41'02"	275.00'	200.07'	104.69'	195.69'	S20°33'57"W
C4	50°29'04"	325.00'	286.36'	153.23'	277.19'	N16°09'56"E
C5	50°29'04"	275.00'	242.31'	129.65'	234.55'	N16°09'56"E
C6	44°47'50"	175.00'	136.83'	72.12'	133.37'	S13°19'19"W
C7	44°47'50"	445.29'	348.15'	183.52'	339.35'	S13°19'19"W
C8	10°38'59"	1997.43'	371.85'	186.46'	371.31'	S74°42'31"E

KNOWN AS "LOBS"  
N/F  
CARTER C. COWLES, SR. ESTATE  
& LINDA B. COWLES ESTATE  
D.B. 4, PG. 691  
D.B. 9, PG. 56  
INSTR. #0300220008  
P.B. 7, PG. 22



MATCHLINE  
(SEE SHEET 3 OF 11)

VARIABLE WIDTH INTERMITTENT  
STREAM BUFFER

LIMIT OF WETLANDS

50' INTERMITTENT  
STREAM BUFFER

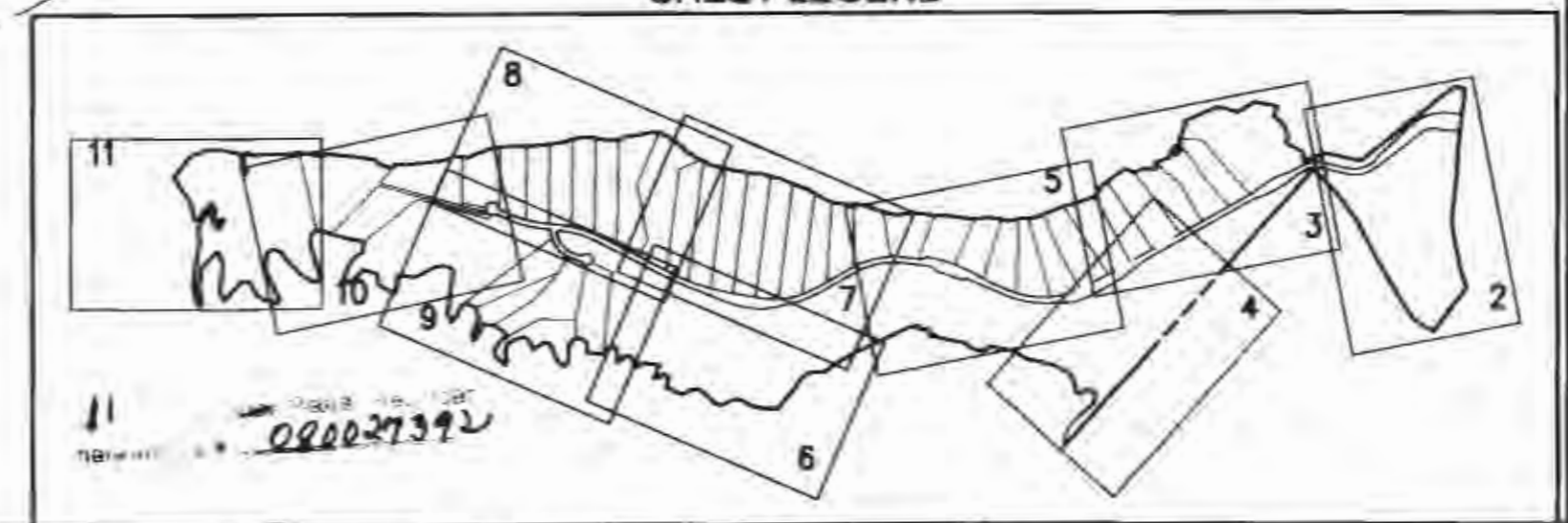
LIMIT OF WETLANDS

APPROXIMATE  
EDGE OF WATER

SURVEY LINE ONLY  
(PROPERTY LINE IS  
ALONG BRANCH)

NATURAL OPEN SPACE EASEMENTS  
TO BE DEDICATED TO JAMES CITY COUNTY  
AREA=853,330 S.F. ± OR  
15.0 AC. ±

SHEET LEGEND

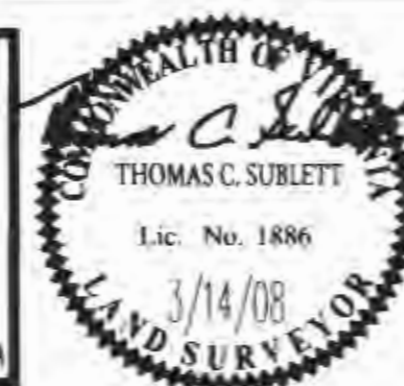


KNOWN AS "WARRENTON FARM"  
T.M. # (20-2)(1-5)  
N/F  
CAROLINE W. DOZIER  
D.B. 9, PG. 183  
D.B. 30, PG. 20  
P.B. 7, PG. 22



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PLAT OF SUBDIVISION  
**RIVER'S BEND @  
UNCLES NECK**  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 12 November 2008 at 10:27 AM/PM PG. 2 DOCUMENT # 080027392 BETSY B. WOOLRIDGE CLERK Betsy B. Woolridge Clerk			
1	03/14/08	REVISED PER COUNTY COMMENTS DATED 02/08	GVC JAG
No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY

Designed JAG	Drawn RLS
Scale 1"=100'	Date 09/27/07
Project No. 9737-01	
Drawing No. 2 OF 11	



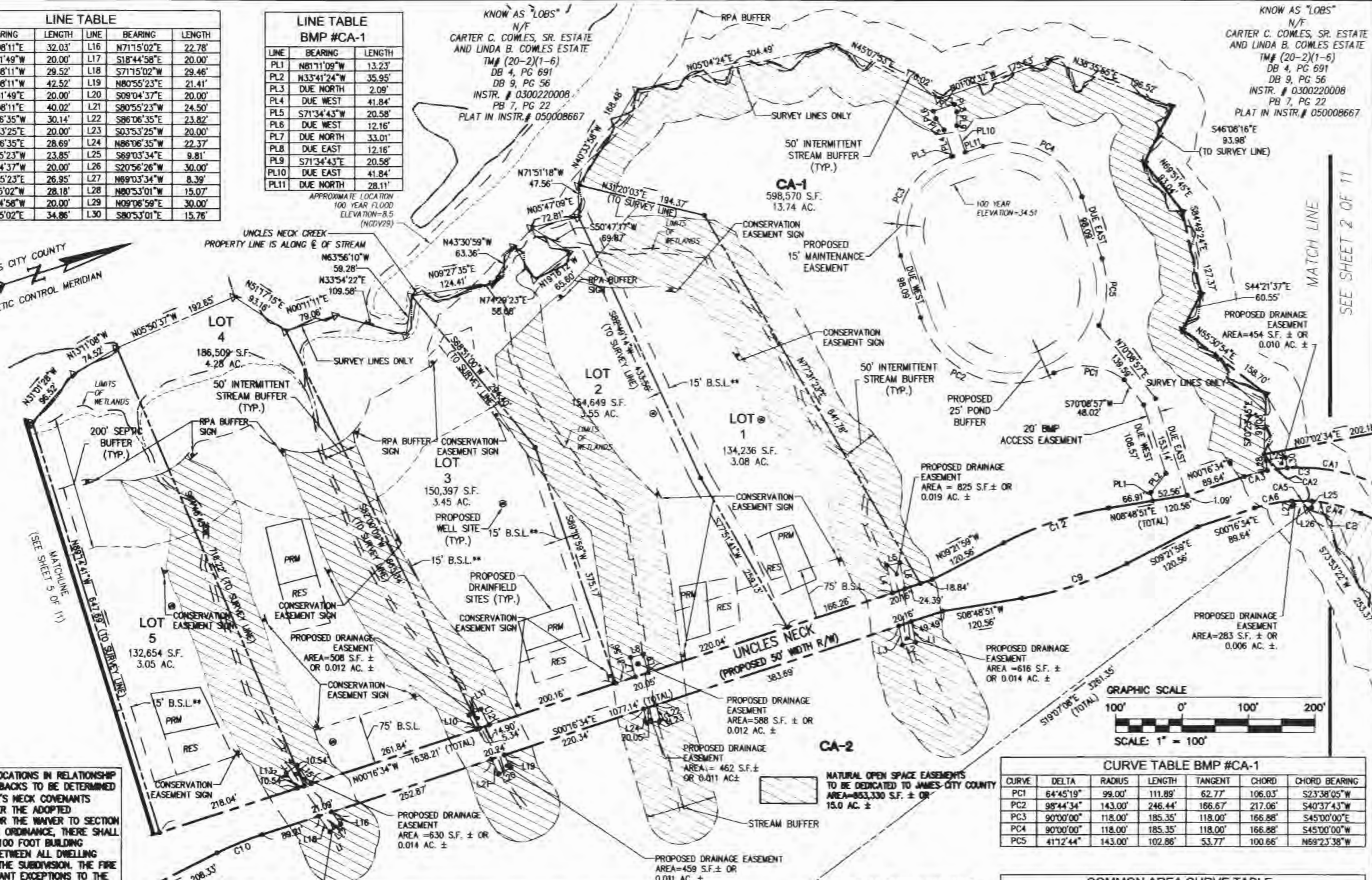
080027392

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S83°08'11"E	32.03'	L16	N71°15'02"E	22.78'
L2	S06°51'49"W	20.00'	L17	S18°44'58"E	20.00'
L3	N83°08'11"W	29.52'	L18	S71°15'02"W	29.46'
L4	N83°08'11"W	42.52'	L19	N80°55'23"E	21.41'
L5	N06°51'49"E	20.00'	L20	S09°04'37"E	20.00'
L6	S83°08'11"E	40.02'	L21	S80°55'23"W	24.50'
L7	N86°06'35"W	30.14'	L22	S86°06'35"E	23.82'
L8	N03°53'25"E	20.00'	L23	S03°53'25"W	20.00'
L9	S86°06'35"E	28.69'	L24	N86°06'35"W	22.37'
L10	S80°55'23"W	23.85'	L25	S69°03'34"E	9.81'
L11	N09°04'37"W	20.00'	L26	S20°56'26"W	30.00'
L12	N80°55'23"E	26.95'	L27	N89°03'34"W	8.39'
L13	S71°15'02"W	28.18'	L28	N80°53'01"W	15.07'
L14	N18°44'58"W	20.00'	L29	N09°06'59"E	30.00'
L15	N71°15'02"E	34.86'	L30	S80°53'01"E	15.76'

LINE TABLE BMP #CA-1		
LINE	BEARING	LENGTH
PL1	N81°11'09"W	13.23'
PL2	N33°41'24"W	35.95'
PL3	DUE NORTH	2.09'
PL4	DUE WEST	41.84'
PL5	S71°34'43"W	20.58'
PL6	DUE WEST	12.16'
PL7	DUE NORTH	33.01'
PL8	DUE EAST	12.16'
PL9	S71°34'43"E	20.58'
PL10	DUE EAST	41.84'
PL11	DUE NORTH	28.11'

KNOW AS "LOBS"  
N/F  
CARTER C. COWLES, SR. ESTATE  
AND LINDA B. COWLES ESTATE  
TM# (20-2)(1-6)  
DB 4, PG 691  
DB 9, PG 56  
INSTR. # 0300220008  
PB 7, PG 22  
PLAT IN INSTR. # 050008667

KNOW AS "LOBS"  
N/F  
CARTER C. COWLES, SR. ESTATE  
AND LINDA B. COWLES ESTATE  
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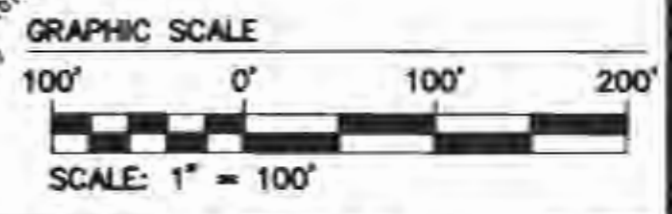
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MATCH LINE  
SEE SHEET OF 4 OF 11

RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C9	181°0'50"	525.00'	166.59'	84.00'	165.89'	S00°16'34"E
C10	8°51'24"	475.00'	73.43'	36.79'	73.35'	S04°42'17"E
C11	8°51'25"	525.00'	81.16'	40.66'	81.07'	N04°42'17"W
C12	181°0'50"	525.00'	166.59'	84.00'	165.89'	N00°16'34"W

CURVE TABLE BMP #CA-1						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
PC1	64°45'19"	99.00'	111.89'	62.77'	106.03'	S23°38'05"W
PC2	98°44'34"	143.00'	246.44'	166.67'	217.06'	S40°37'43"W
PC3	90°00'00"	118.00'	185.35'	118.00'	166.88'	S45°00'00"E
PC4	90°00'00"	118.00'	185.35'	118.00'	166.88'	S45°00'00"W
PC5	41°12'44"	143.00'	102.86'	53.77'	100.66'	N59°23'38"W

COMMON AREA CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
CA1	27°50'50"	275.00'	133.66'	68.18'	132.35'	S27°29'03"W
CA2	67°15'19"	275.00'	30.02'	15.03'	30.01'	S10°25'59"W
CA3	73°4'54"	275.00'	36.39'	18.22'	36.36'	S03°30'53"W
CA4	19°21'04"	225.00'	75.99'	38.36'	75.63'	S31°43'56"W
CA5	7°39'13"	225.00'	30.06'	15.05'	30.03'	S18°13'48"W
CA6	14°40'46"	225.00'	57.85'	28.98'	57.49'	S07°03'48"W



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PLAT OF SUBDIVISION  
**RIVER'S BEND @  
UNCLES NECK**  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

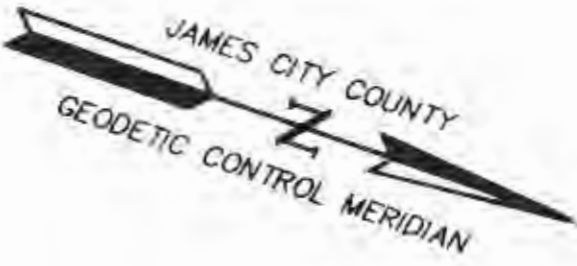


City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 12 November 2008 at 10:27 AM/PM PB = PG = DOCUMENT # 080027392. BETSY B. WOOLRIDGE, CLERK		Designed JAG		Drawn RLS	
1 03/14/08 REVISED PER COUNTY COMMENTS DATED 02/08		Scale 1"=100'		Date 09/27/07	
No. DATE REVISION / COMMENT / NOTE		Project No. 9737-01		Drawing No. 3 OF 11	

1	03/14/08	REVISED PER COUNTY COMMENTS DATED 02/08	CVC	JAG
No.	DATE	REVISION / COMMENT / NOTE	REVISION BY	BY

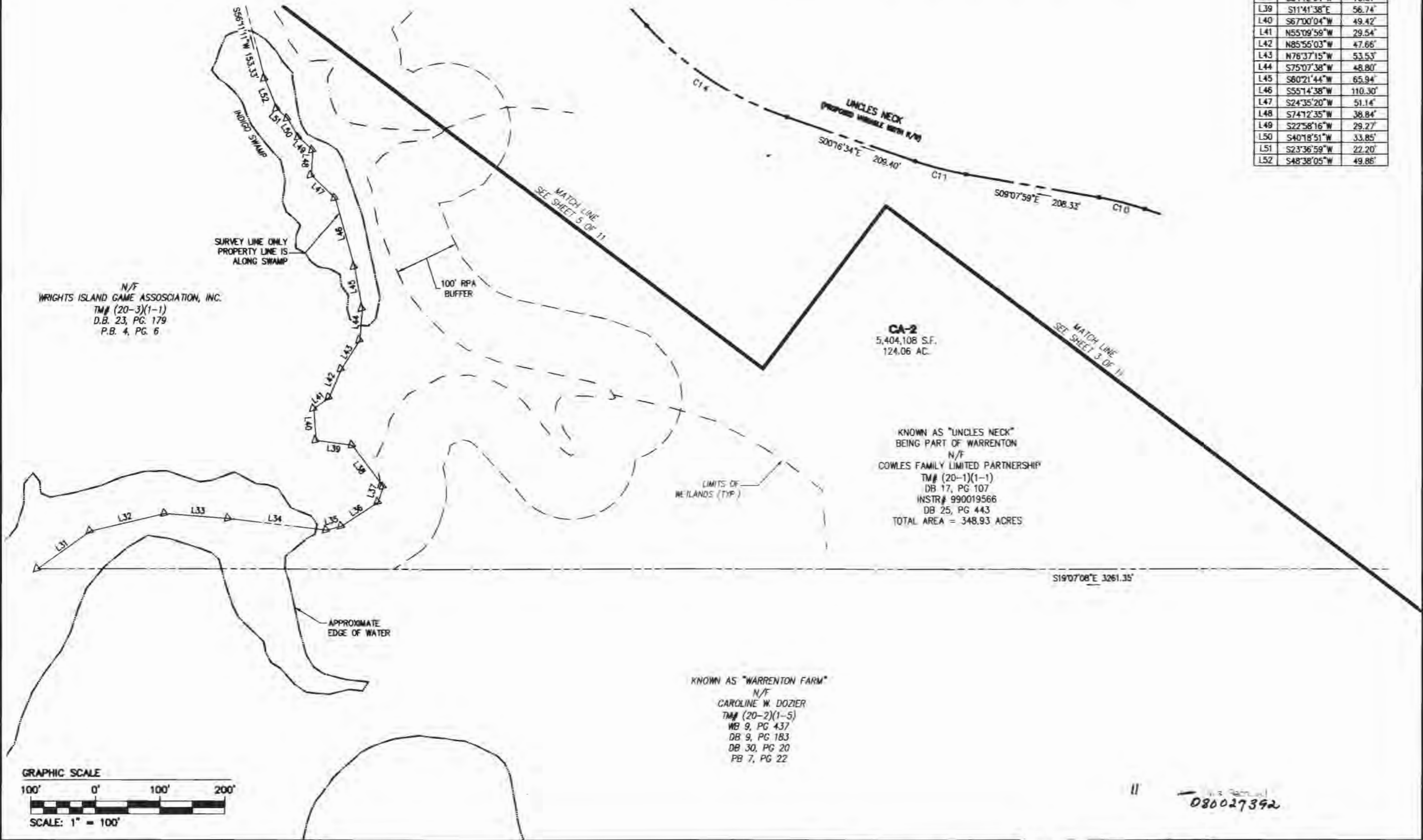


080027392



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C10	85°1'24"	475.00'	73.43'	36.79'	73.35'	S04°42'17"E
C11	85°1'25"	525.00'	81.16'	40.66'	81.07'	N04°42'17"W
C14	28°32'25"	525.00'	261.51'	133.53'	258.82'	N13°59'38"E

LINE TABLE		
LINE	BEARING	LENGTH
L31	N54°49'11"W	100.54'
L32	N32°21'21"W	118.49'
L33	N14°41'57"W	98.57'
L34	N12°32'20"W	152.35'
L35	N33°48'46"W	24.26'
L36	N52°47'31"W	67.80'
L37	S89°00'26"W	25.25'
L38	S34°12'04"W	79.61'
L39	S11°41'38"E	56.74'
L40	S67°00'04"W	49.42'
L41	N55°09'59"W	29.54'
L42	N85°55'03"W	47.66'
L43	N76°37'15"W	53.53'
L44	S75°07'38"W	48.80'
L45	S80°21'44"W	65.94'
L46	S55°14'38"W	110.30'
L47	S24°35'20"W	51.14'
L48	S74°12'35"W	38.84'
L49	S22°58'16"W	29.27'
L50	S40°18'51"W	33.85'
L51	S23°36'59"W	22.20'
L52	S48°38'05"W	49.86'

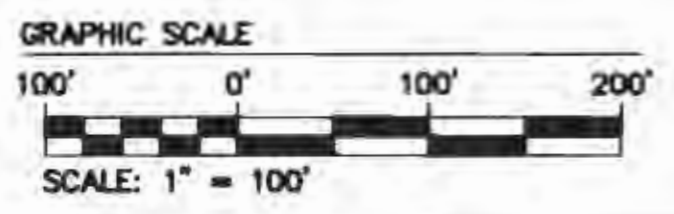


N/F  
 WRIGHTS ISLAND GAME ASSOCIATION, INC.  
 TM# (20-3)(1-1)  
 D.B. 23, PG. 179  
 P.B. 4, PG. 6

CA-2  
 5,404,108 S.F.  
 124.06 AC.

KNOWN AS "UNCLES NECK"  
 BEING PART OF WARRENTON  
 N/F  
 COWLES FAMILY LIMITED PARTNERSHIP  
 TM# (20-1)(1-1)  
 DB 17, PG 107  
 INSTR# 990019566  
 DB 25, PG 443  
 TOTAL AREA = 348.93 ACRES

KNOWN AS "WARRENTON FARM"  
 N/F  
 CAROLINE W. DOZIER  
 TM# (20-2)(1-5)  
 WB 9, PG 437  
 DB 9, PG 183  
 DB 30, PG 20  
 PB 7, PG 22



080027392



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

PLAT OF SUBDIVISION  
**RIVER'S BEND @  
 UNCLES NECK**  
 STONEHOUSE DISTRICT      JAMES CITY COUNTY      VIRGINIA

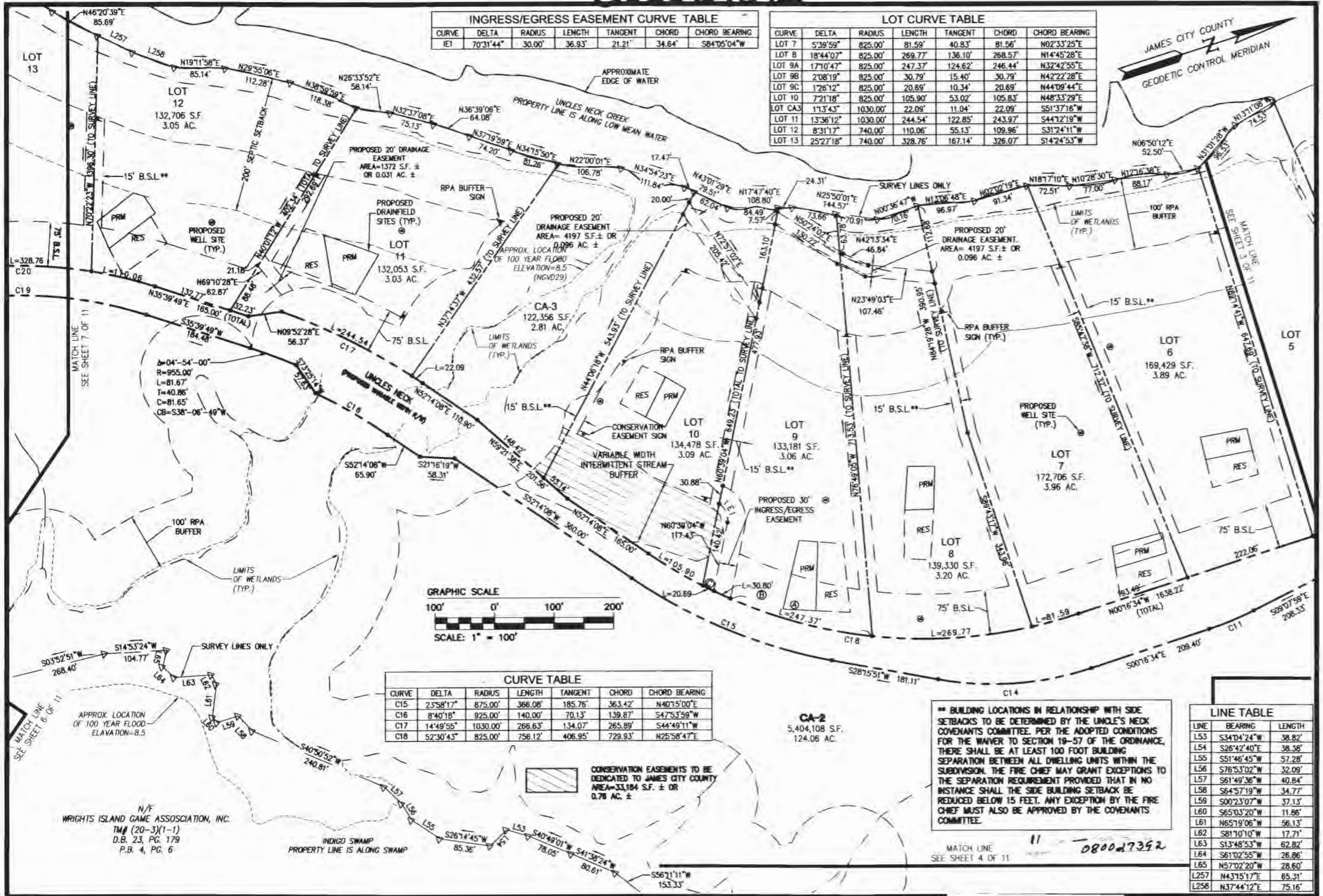


City of Williamsburg & County of James City Circuit Court		This PLAT was recorded on 12 November 2008	
at 10:27 AM/PM		PG 1	
DOCUMENT # 080027392		BETSY B. WOOLRIDGE, CLERK	
1 03/14/08		REVISOR PER COUNTY COMMENTS DATED 02/08	
No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY
			GVC JAG
			REVISOR BY

Designed JAG	Drawn RLS
Scale 1"=100'	Date 09/27/07
Project No. 9737-01	
Drawing No. 4 OF 11	



080027392

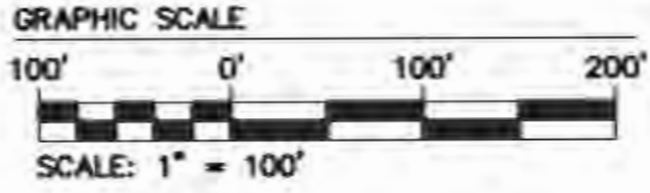


CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
IE1	70°31'44"	30.00'	36.93'	21.21'	34.64'	S84°05'04"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
LOT 7	5°39'59"	825.00'	81.59'	40.83'	81.56'	N02°33'25"E
LOT 8	18°44'07"	825.00'	269.77'	136.10'	268.57'	N14°45'28"E
LOT 9A	17°10'47"	825.00'	247.37'	124.62'	246.44'	N32°42'55"E
LOT 9B	2°08'19"	825.00'	30.79'	15.40'	30.79'	N42°22'28"E
LOT 9C	12°26'12"	825.00'	20.69'	10.34'	20.69'	N44°09'44"E
LOT 10	7°21'18"	825.00'	105.90'	53.02'	105.83'	N48°33'29"E
LOT CA3	11°34'43"	1030.00'	22.09'	11.04'	22.09'	S51°37'16"W
LOT 11	13°36'12"	1030.00'	244.54'	122.85'	243.97'	S44°12'19"W
LOT 12	8°31'17"	740.00'	110.06'	55.13'	109.96'	S31°24'11"W
LOT 13	25°27'18"	740.00'	328.76'	167.14'	326.07'	S14°24'53"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C15	23°58'17"	875.00'	368.08'	185.76'	363.42'	N40°15'00"E
C16	8°40'18"	925.00'	140.00'	70.13'	139.87'	S47°53'59"W
C17	14°49'55"	1030.00'	268.63'	134.07'	265.89'	S44°49'11"W
C18	52°30'43"	825.00'	756.12'	406.95'	729.93'	N25°58'47"E

LINE	BEARING	LENGTH
L53	S34°04'24"W	38.82'
L54	S26°42'40"E	38.38'
L55	S51°46'45"W	57.28'
L56	S76°53'02"W	32.09'
L57	S61°49'36"W	40.84'
L58	S64°57'19"W	34.77'
L59	S00°23'07"W	37.13'
L60	S65°03'20"W	11.86'
L61	N65°19'06"W	56.13'
L62	S81°10'10"W	17.71'
L63	S13°48'53"W	62.82'
L64	S61°02'55"W	28.86'
L65	N57°02'20"W	28.60'
L257	N43°15'17"E	65.31'
L258	N37°44'12"E	75.16'



CA-2  
5,404,108 S.F.  
124.06 AC.

\*\* BUILDING LOCATIONS IN RELATIONSHIP WITH SIDE SETBACKS TO BE DETERMINED BY THE UNCLE'S NECK COVENANTS COMMITTEE. PER THE ADOPTED CONDITIONS FOR THE WAIVER TO SECTION 19-57 OF THE ORDINANCE, THERE SHALL BE AT LEAST 100 FOOT BUILDING SEPARATION BETWEEN ALL DWELLING UNITS WITHIN THE SUBDIVISION. THE FIRE CHIEF MAY GRANT EXCEPTIONS TO THE SEPARATION REQUIREMENT PROVIDED THAT IN NO INSTANCE SHALL THE SIDE BUILDING SETBACK BE REDUCED BELOW 15 FEET. ANY EXCEPTION BY THE FIRE CHIEF MUST ALSO BE APPROVED BY THE COVENANTS COMMITTEE.

CONSERVATION EASEMENTS TO BE DEDICATED TO JAMES CITY COUNTY  
AREA=33,184 S.F. ± OR  
0.76 AC. ±

N/F  
WRIGHTS ISLAND GAME ASSOCIATION, INC.  
TM# (20-3)(1-1)  
D.B. 23, PG. 179  
P.B. 4, PG. 6



5248 Olde Towne Road, Suite 1  
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PLAT OF SUBDIVISION  
**RIVER'S BEND @  
UNCLES NECK**  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

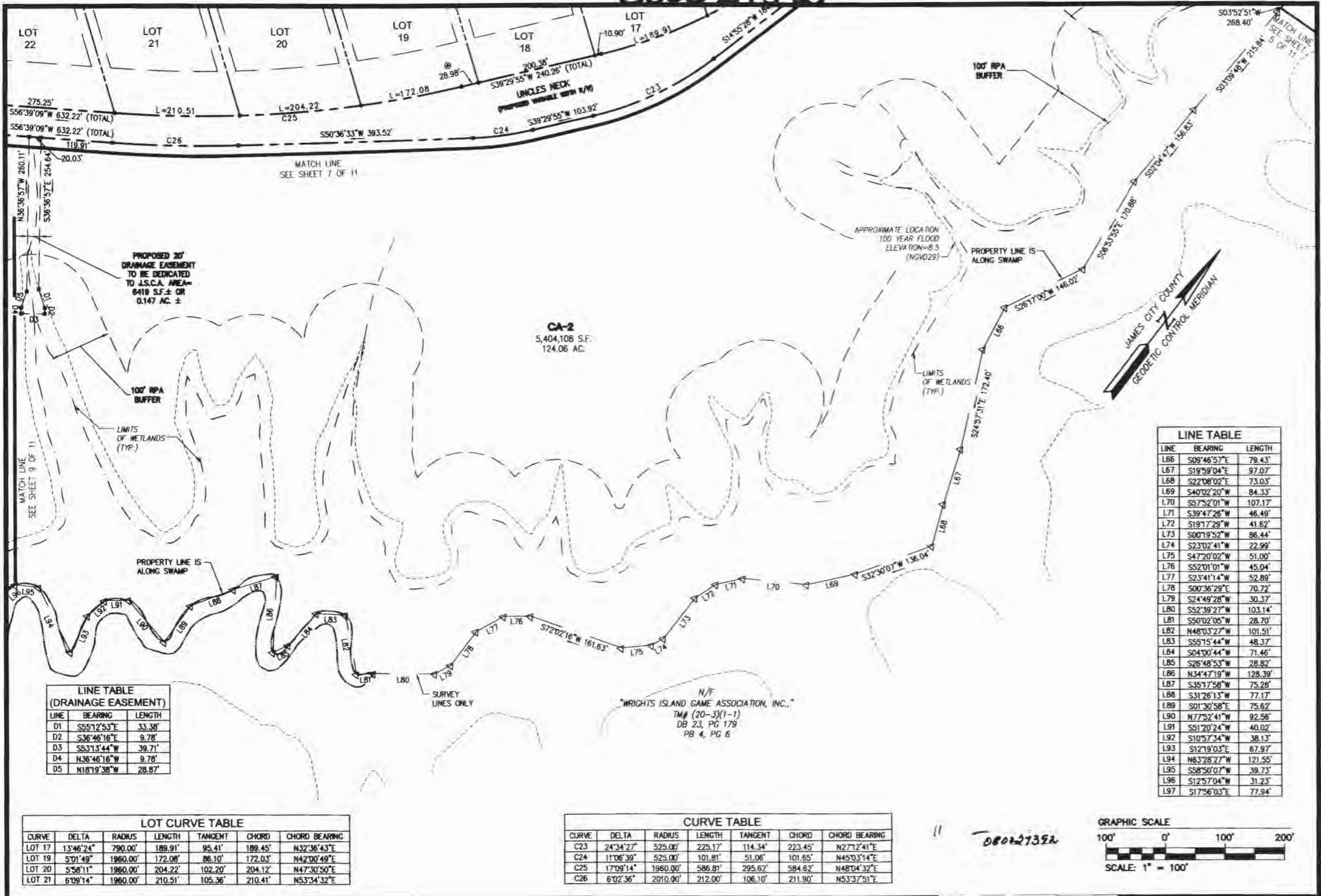


City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 12 November 2008 at 12:27 AM/PM PG DOCUMENT # 080027392 BETSY B. WOOLRIDGE, CLERK Betsy B. Woolridge Clerk	1 03/14/08 REVISED PER COUNTY COMMENTS DATED 02/08	GVC JAG REVISOR BY REVISOR BY
No. DATE	REVISION / COMMENT / NOTE	

Designed JAG	Drawn RLS
Scale 1"=100'	Date 09/27/07
Project No. 9737-01	
Drawing No. 5 OF 11	



0800 27392



**LINE TABLE (DRAINAGE EASEMENT)**

LINE	BEARING	LENGTH
D1	S55°12'53"E	33.38'
D2	S36°46'16"E	9.78'
D3	S53°13'44"W	39.71'
D4	N36°46'16"W	9.78'
D5	N18°19'38"W	28.87'

**LINE TABLE**

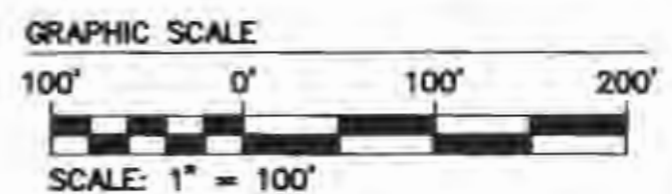
LINE	BEARING	LENGTH
L66	S09°46'57"E	79.43'
L67	S19°59'04"E	97.07'
L68	S22°08'02"E	73.03'
L69	S40°02'20"W	84.33'
L70	S57°52'01"W	107.17'
L71	S39°47'26"W	46.49'
L72	S19°17'29"W	41.62'
L73	S00°19'52"W	86.44'
L74	S23°02'41"W	22.99'
L75	S47°20'02"W	51.00'
L76	S52°01'01"W	45.04'
L77	S23°41'14"W	52.89'
L78	S00°36'29"E	70.72'
L79	S24°49'28"W	30.37'
L80	S52°39'27"W	103.14'
L81	S50°02'05"W	28.70'
L82	N48°03'27"W	101.51'
L83	S55°15'44"W	48.37'
L84	S04°00'44"W	71.46'
L85	S26°48'53"W	28.82'
L86	N34°47'19"W	128.39'
L87	S35°17'58"W	75.28'
L88	S31°26'13"W	77.17'
L89	S01°30'58"E	75.62'
L90	N77°52'41"W	92.56'
L91	S51°20'24"W	40.02'
L92	S10°57'34"W	38.13'
L93	S12°19'03"E	67.97'
L94	N63°28'27"W	121.55'
L95	S58°50'07"W	39.73'
L96	S12°57'04"W	31.23'
L97	S17°56'03"E	77.94'

**LOT CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
LOT 17	13°46'24"	790.00'	189.91'	95.41'	189.45'	N32°36'43"E
LOT 19	5°01'49"	1960.00'	172.08'	86.10'	172.03'	N42°00'49"E
LOT 20	5°58'11"	1960.00'	204.22'	102.20'	204.12'	N47°30'50"E
LOT 21	6°09'14"	1960.00'	210.51'	105.36'	210.41'	N53°34'32"E

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C23	24°34'27"	525.00'	225.17'	114.34'	223.45'	N27°12'41"E
C24	11°06'39"	525.00'	101.81'	51.06'	101.65'	N45°03'14"E
C25	17°09'14"	1960.00'	586.81'	295.62'	584.62'	N48°04'32"E
C26	6°02'36"	2010.00'	212.00'	106.10'	211.90'	N53°37'51"E



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PLAT OF SUBDIVISION  
**RIVER'S BEND @  
 UNCLES NECK**  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 12/27 at 10:27 AM/PM, PG PG DOCUMENT # 080027392 BETSY B. WOOLRIDGE, CLERK

Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	REVISOR	BY
1	03/14/08	REVISED PER COUNTY COMMENTS DATED 02/08	GVC	JAG

Designed	Drawn
JAG	RLS
Scale	Date
1"=100'	09/27/07
Project No.	Drawing No.
9737-01	6 OF 11

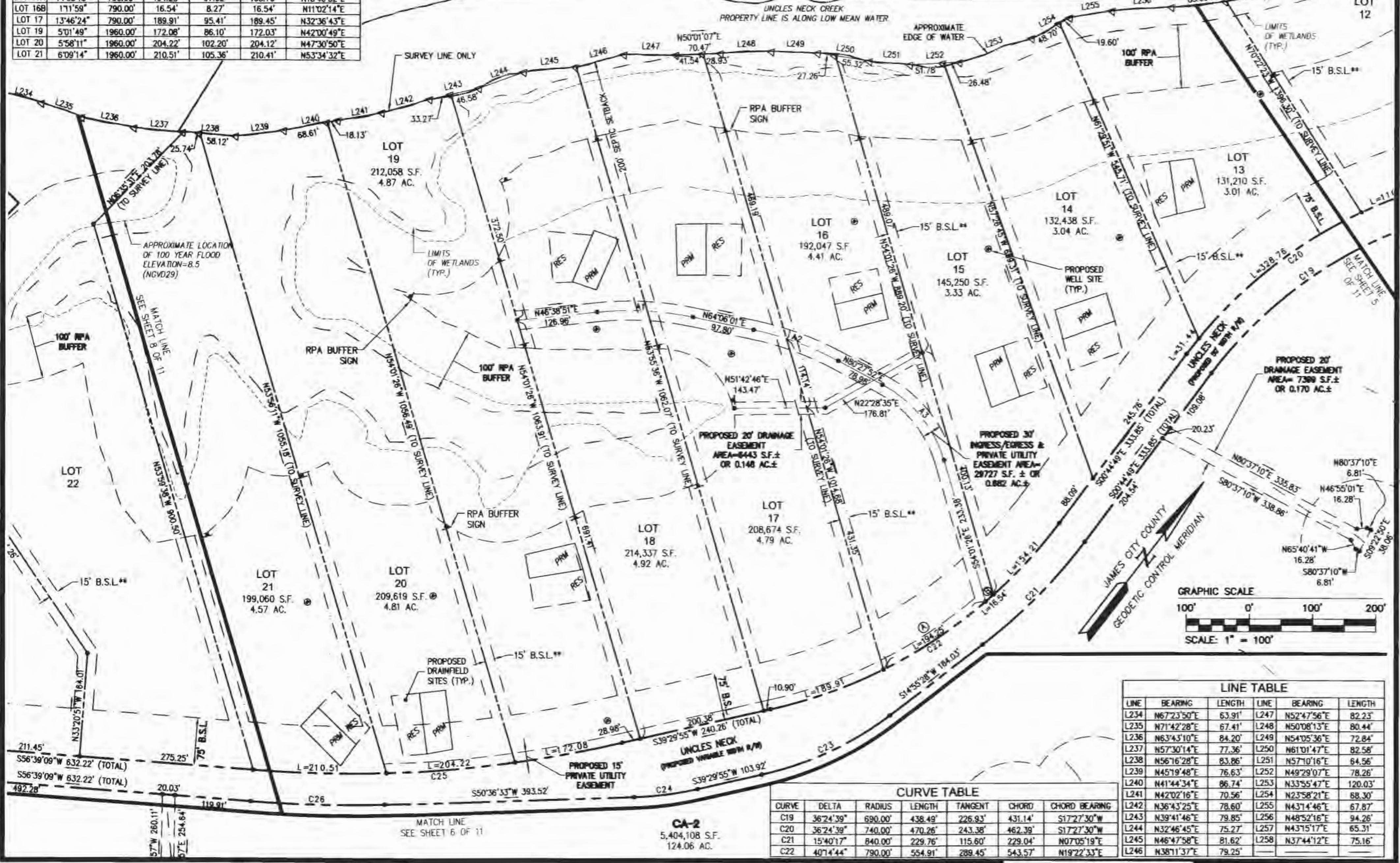


086027392

LOT CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
LOT 12	8°31'17"	740.00'	110.06'	55.13'	109.96'	S31°24'11"W
LOT 13	25°27'18"	740.00'	328.76'	167.14'	326.07'	S14°24'53"W
LOT 14	2°26'03"	740.00'	31.44'	15.72'	31.44'	S00°28'12"W
LOT 15	11°11'03"	790.00'	154.21'	77.35'	153.97'	N04°50'43"E
LOT 16A	14°05'18"	790.00'	194.25'	97.62'	193.76'	N18°40'52"E
LOT 16B	1°11'59"	790.00'	16.54'	8.27'	16.54'	N11°02'14"E
LOT 17	13°46'24"	790.00'	189.91'	95.41'	189.45'	N32°36'43"E
LOT 19	5°01'49"	1960.00'	172.08'	86.10'	172.03'	N42°00'49"E
LOT 20	5°58'11"	1960.00'	204.22'	102.20'	204.12'	N47°30'50"E
LOT 21	6°09'14"	1960.00'	210.51'	105.36'	210.41'	N53°34'32"E

CURVE TABLE (DRAINAGE EASEMENT)						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
A1	17°27'10"	500.00'	152.30'	76.75'	151.72'	S55°22'26"W
A2	16°21'50"	500.00'	142.80'	71.89'	142.32'	S72°16'56"W
A3	45°30'43"	200.00'	158.87'	83.89'	154.72'	N76°46'47"W

\*\*\* BUILDING LOCATIONS IN RELATIONSHIP WITH SIDE SETBACKS TO BE DETERMINED BY THE UNCLE'S NECK COVENANTS COMMITTEE. PER THE ADOPTED CONDITIONS FOR THE WAIVER TO SECTION 19-57 OF THE ORDINANCE, THERE SHALL BE AT LEAST 100 FOOT BUILDING SEPARATION BETWEEN ALL DWELLING UNITS WITHIN THE SUBDIVISION. THE FIRE CHIEF MAY GRANT EXCEPTIONS TO THE SEPARATION REQUIREMENT PROVIDED THAT IN NO INSTANCE SHALL THE SIDE BUILDING SETBACK BE REDUCED BELOW 15 FEET. ANY EXCEPTION BY THE FIRE CHIEF MUST ALSO BE APPROVED BY THE COVENANTS COMMITTEE.



LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L234	N67°23'50"E	63.91'	L247	N52°47'56"E	82.23'
L235	N71°42'28"E	67.41'	L248	N50°08'13"E	80.44'
L236	N63°43'10"E	84.20'	L249	N54°05'36"E	72.84'
L237	N57°30'14"E	77.36'	L250	N61°01'47"E	82.58'
L238	N56°16'28"E	83.86'	L251	N57°10'16"E	64.56'
L239	N45°19'48"E	76.63'	L252	N49°29'07"E	78.26'
L240	N41°44'34"E	86.74'	L253	N33°55'47"E	120.03'
L241	N42°02'16"E	70.56'	L254	N23°58'21"E	68.30'
L242	N36°43'25"E	78.60'	L255	N43°14'46"E	67.87'
L243	N39°41'46"E	79.85'	L256	N48°52'16"E	94.26'
L244	N32°46'45"E	75.27'	L257	N43°15'17"E	65.31'
L245	N46°47'58"E	81.62'	L258	N37°44'12"E	75.16'
L246	N38°11'37"E	79.25'			

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C19	36°24'39"	690.00'	438.49'	226.93'	431.14'	S17°27'30"W
C20	36°24'39"	740.00'	470.26'	243.38'	462.39'	S17°27'30"W
C21	15°40'17"	840.00'	229.76'	115.60'	229.04'	N07°05'19"E
C22	40°14'44"	790.00'	554.91'	289.45'	543.57'	N19°22'33"E



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PLAT OF SUBDIVISION  
**RIVER'S BEND @  
 UNCLE'S NECK**  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



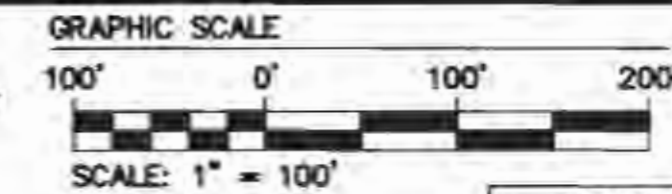
City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 12 November 2008.		DESIGNED	DRAWN
BY: 10-27 AM/FM PB - PG DOCUMENT # 086027392		JAG	RLS
BETSY B. WOOLDRIDGE, CLERK		Scale	Date
Clerk		1"=100'	09/27/07
1 03/14/08 REVISED PER COUNTY COMMENTS DATED 02/08		Project No.	9737-01
GVC JAG		Drawing No.	7 OF 11
REVISION / COMMENT / NOTE			



080021392

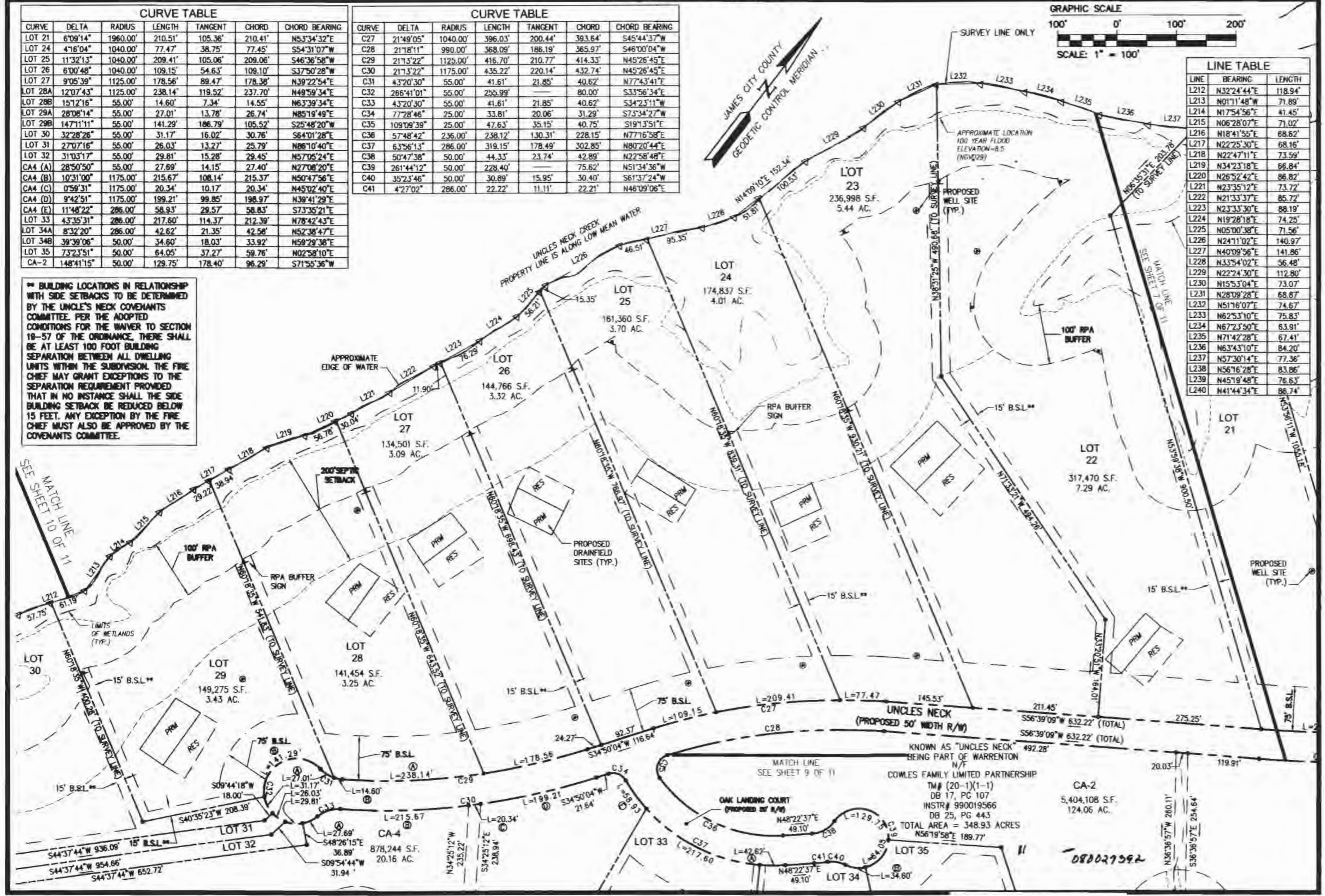
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
LOT 21	6'09"14"	1960.00'	210.51'	105.36'	210.41'	N53°34'32"E
LOT 24	4'16"04"	1040.00'	77.47'	38.75'	77.45'	S54°31'07"W
LOT 25	11°32'13"	1040.00'	209.41'	105.06'	209.06'	S46°36'58"W
LOT 26	6'00'48"	1040.00'	109.15'	54.63'	109.10'	S37°50'28"E
LOT 27	9'05'39"	1125.00'	178.56'	89.47'	178.38'	N39°22'54"E
LOT 28A	12°07'43"	1125.00'	238.14'	119.52'	237.70'	N49°59'34"E
LOT 28B	15°12'16"	55.00'	14.60'	7.34'	14.55'	N63°39'34"E
LOT 29A	28°08'14"	55.00'	27.01'	13.78'	26.74'	N85°19'49"E
LOT 29B	14°71'11"	55.00'	141.29'	186.79'	105.52'	S25°48'20"W
LOT 30	32°28'26"	55.00'	31.17'	16.02'	30.76'	S84°01'28"E
LOT 31	27°07'16"	55.00'	26.03'	13.27'	25.79'	N86°10'40"E
LOT 32	31°03'17"	55.00'	29.81'	15.28'	29.45'	N57°05'24"E
CA4 (A)	28°50'50"	55.00'	27.69'	14.15'	27.40'	N27°08'20"E
CA4 (B)	10°31'00"	1175.00'	215.67'	108.14'	215.37'	N50°47'56"E
CA4 (C)	0°59'31"	1175.00'	20.34'	10.17'	20.34'	N45°02'40"E
CA4 (D)	9°42'51"	1175.00'	199.21'	99.85'	198.97'	N38°41'29"E
CA4 (E)	11°48'22"	286.00'	58.93'	29.57'	58.83'	S73°35'21"E
LOT 33	43°35'31"	286.00'	217.80'	114.37'	212.39'	N76°42'43"E
LOT 34A	8°32'20"	286.00'	42.62'	21.35'	42.58'	N52°38'47"E
LOT 34B	39°39'06"	50.00'	34.60'	18.03'	33.92'	H59°29'38"E
LOT 35	73°23'51"	50.00'	64.05'	37.27'	59.76'	N02°58'10"E
CA-2	148°41'15"	50.00'	129.75'	178.40'	96.29'	S71°55'36"W

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C27	21°49'05"	1040.00'	396.03'	200.44'	393.64'	S45°44'37"W
C28	21°18'11"	990.00'	368.09'	186.19'	365.97'	S46°00'04"W
C29	21°13'22"	1125.00'	416.70'	210.77'	414.33'	N45°26'45"E
C30	21°13'22"	1175.00'	435.22'	220.14'	432.74'	N45°26'45"E
C31	43°20'30"	55.00'	41.61'	21.85'	40.62'	N77°43'41"E
C32	266°41'01"	55.00'	255.99'	---	80.00'	S33°56'34"E
C33	43°20'30"	55.00'	41.61'	21.85'	40.62'	S34°23'11"W
C34	77°28'46"	25.00'	33.81'	20.06'	31.29'	S73°34'27"W
C35	109°09'39"	25.00'	47.63'	35.15'	40.75'	S19°13'51"E
C36	57°48'42"	236.00'	238.12'	130.31'	228.15'	N77°16'58"E
C37	63°56'13"	286.00'	319.15'	178.49'	302.85'	N80°20'44"E
C38	50°47'38"	50.00'	44.33'	23.74'	42.89'	N22°58'48"E
C39	261°44'12"	50.00'	228.40'	---	75.62'	N51°34'36"W
C40	35°23'46"	50.00'	30.89'	15.95'	30.40'	S61°37'24"W
C41	4°27'02"	286.00'	22.22'	11.11'	22.21'	N46°09'06"E



LINE TABLE		
LINE	BEARING	LENGTH
L212	N32°24'44"E	118.94'
L213	N01°11'48"W	71.89'
L214	N17°54'56"E	41.45'
L215	N06°28'07"E	71.02'
L216	N18°41'55"E	88.82'
L217	N22°25'30"E	68.16'
L218	N22°47'11"E	73.59'
L219	N34°23'18"E	66.84'
L220	N26°52'42"E	86.82'
L221	N23°35'12"E	73.72'
L222	N21°33'37"E	85.72'
L223	N23°33'30"E	88.19'
L224	N19°28'18"E	74.25'
L225	N05°00'38"E	71.56'
L226	N24°11'02"E	140.97'
L227	N40°09'56"E	141.86'
L228	N33°54'02"E	56.48'
L229	N22°24'30"E	112.80'
L230	N15°53'04"E	73.07'
L231	N28°09'28"E	68.87'
L232	N51°16'07"E	74.67'
L233	N62°53'10"E	75.83'
L234	N67°23'50"E	63.91'
L235	N71°42'28"E	67.41'
L236	N63°43'10"E	84.20'
L237	N57°30'14"E	77.36'
L238	N56°16'28"E	83.86'
L239	N45°19'48"E	76.63'
L240	N41°44'34"E	86.74'

\*\* BUILDING LOCATIONS IN RELATIONSHIP WITH SIDE SETBACKS TO BE DETERMINED BY THE UNCLE'S NECK COVENANTS COMMITTEE. PER THE ADOPTED CONDITIONS FOR THE WAIVER TO SECTION 19-57 OF THE ORDINANCE, THERE SHALL BE AT LEAST 100 FOOT BUILDING SEPARATION BETWEEN ALL DWELLING UNITS WITHIN THE SUBDIVISION. THE FIRE CHIEF MAY GRANT EXCEPTIONS TO THE SEPARATION REQUIREMENT PROVIDED THAT IN NO INSTANCE SHALL THE SIDE BUILDING SETBACK BE REDUCED BELOW 15 FEET. ANY EXCEPTION BY THE FIRE CHIEF MUST ALSO BE APPROVED BY THE COVENANTS COMMITTEE.



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PLAT OF SUBDIVISION  
**RIVER'S BEND @ UNCLES NECK**  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

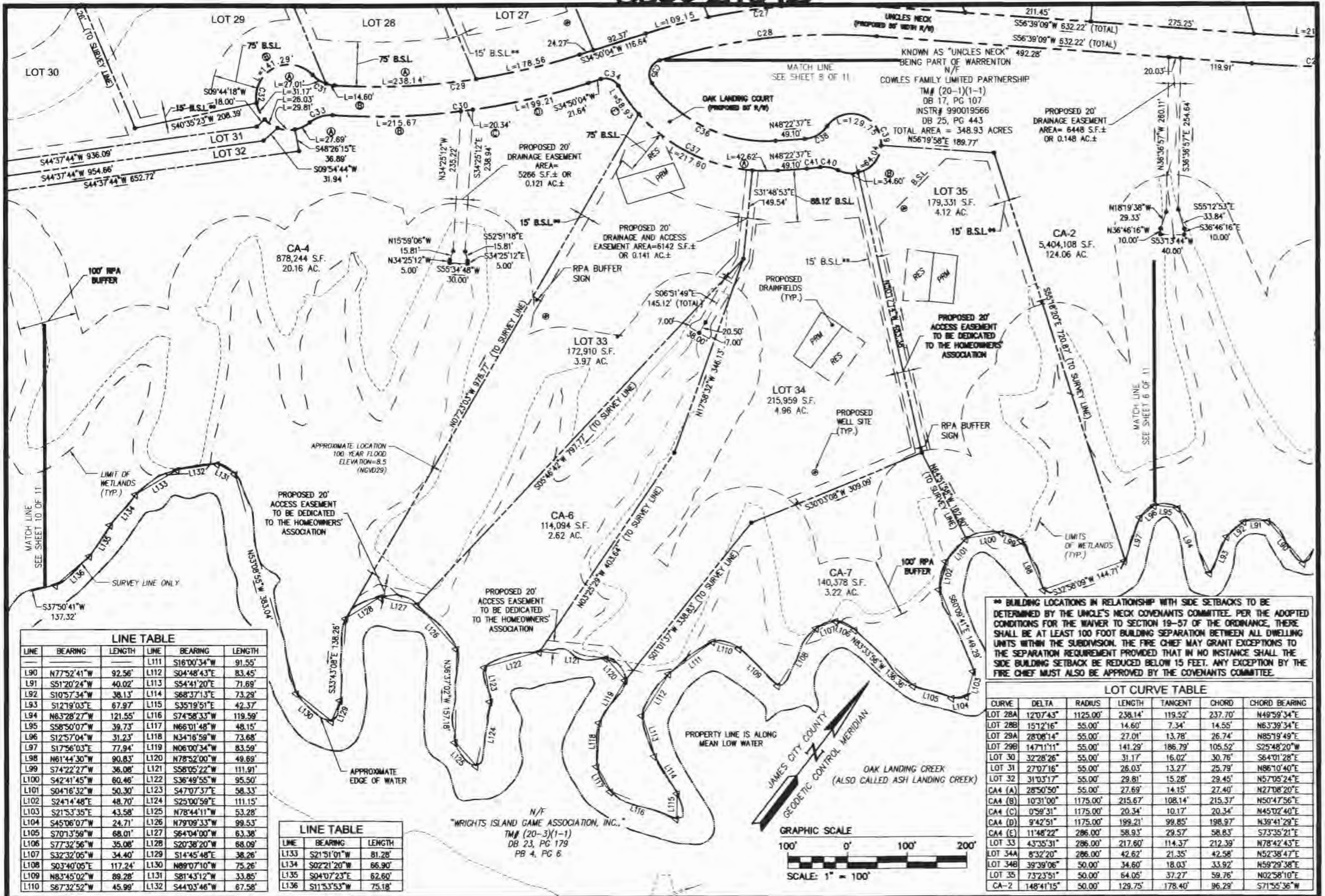


City of Williamsburg & County of James City Circuit Court		This PLAT was recorded on 12 November 2008	
at 10:27 AM/PM PB PG		DOCUMENT # 080021392	
BETSY B. WOOLDRIDGE, CLERK		Clery	
1	03/14/08	REVISED PER COUNTY COMMENTS DATED 02/08	GVC JAG
No.	DATE	REVISION / COMMENT / NOTE	REVISED BY

Designed	JAG	Drawn	RLS
Scale	1"=100'	Date	09/27/07
Project No. 9737-01			
Drawing No. 8 OF 11			



080027392



**LINE TABLE**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L90	N77°52'41"W	92.56'	L111	S16°00'34"W	91.55'
L91	S51°20'24"W	40.02'	L112	S04°48'43"E	83.45'
L92	S10°57'34"W	38.13'	L113	S54°41'20"E	71.69'
L93	S12°19'03"E	67.97'	L114	S68°37'13"E	73.29'
L94	N63°28'27"W	121.55'	L115	S35°19'51"E	42.37'
L95	S58°50'07"W	39.73'	L116	S74°58'33"W	119.59'
L96	S12°57'04"W	31.23'	L117	N66°01'48"W	48.15'
L97	S17°56'03"E	77.94'	L118	N34°16'59"W	73.68'
L98	N61°44'30"W	90.83'	L119	N06°00'34"W	83.59'
L99	S74°22'27"W	36.08'	L120	N78°52'00"W	49.69'
L100	S42°41'45"W	60.46'	L121	S58°05'22"W	111.91'
L101	S04°16'32"W	50.30'	L122	S36°49'55"W	95.50'
L102	S24°14'48"E	48.70'	L123	S47°07'37"E	58.33'
L103	S21°53'35"E	43.58'	L124	S25°00'59"E	111.15'
L104	S45°06'07"W	24.71'	L125	N78°44'11"W	53.28'
L105	S70°13'59"W	68.01'	L126	N79°09'33"W	99.53'
L106	S77°32'56"W	35.08'	L127	S64°04'00"W	63.36'
L107	S32°32'05"W	34.40'	L128	S20°38'20"W	68.09'
L108	S03°40'05"E	117.24'	L129	S14°45'48"E	38.26'
L109	N83°45'02"W	89.28'	L130	N89°07'10"W	75.26'
L110	S67°32'52"W	45.99'	L131	S81°43'12"W	33.85'
			L132	S44°03'46"W	67.58'

**LINE TABLE**

LINE	BEARING	LENGTH
L133	S21°51'01"W	81.28'
L134	S02°21'20"W	66.90'
L135	S04°07'23"E	62.60'
L136	S11°53'53"W	75.18'

\*\* BUILDING LOCATIONS IN RELATIONSHIP WITH SIDE SETBACKS TO BE DETERMINED BY THE UNCLE'S NECK COVENANTS COMMITTEE. PER THE ADOPTED CONDITIONS FOR THE WALTER TO SECTION 19-57 OF THE ORDINANCE, THERE SHALL BE AT LEAST 100 FOOT BUILDING SEPARATION BETWEEN ALL DWELLING UNITS WITHIN THE SUBDIVISION. THE FIRE CHIEF MAY GRANT EXCEPTIONS TO THE SEPARATION REQUIREMENT PROVIDED THAT IN NO INSTANCE SHALL THE SIDE BUILDING SETBACK BE REDUCED BELOW 15 FEET. ANY EXCEPTION BY THE FIRE CHIEF MUST ALSO BE APPROVED BY THE COVENANTS COMMITTEE.

**LOT CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
LOT 28A	12°07'43"	1125.00'	238.14'	119.52'	237.70'	N49°59'34"E
LOT 28B	15°12'16"	55.00'	14.60'	7.34'	14.55'	N63°39'34"E
LOT 29A	28°08'14"	55.00'	27.01'	13.78'	26.74'	N85°19'49"E
LOT 29B	147°11'11"	55.00'	141.29'	186.79'	105.52'	S25°48'20"W
LOT 30	32°28'26"	55.00'	31.17'	16.02'	30.76'	S64°01'28"E
LOT 31	27°07'16"	55.00'	26.03'	13.27'	25.79'	N86°10'40"E
LOT 32	31°03'17"	55.00'	29.81'	15.28'	29.45'	N57°05'24"E
CA4 (A)	28°50'50"	55.00'	27.69'	14.15'	27.40'	N27°08'20"E
CA4 (B)	10°31'00"	1175.00'	215.67'	108.14'	215.37'	N50°47'56"E
CA4 (C)	0°58'31"	1175.00'	20.34'	10.17'	20.34'	N45°02'40"E
CA4 (D)	9°42'51"	1175.00'	199.21'	99.85'	198.97'	N39°41'29"E
CA4 (E)	11°48'22"	286.00'	58.93'	29.57'	58.83'	S73°35'21"E
LOT 33	43°35'31"	286.00'	217.60'	114.37'	212.39'	N78°42'43"E
LOT 34A	8°32'20"	286.00'	42.62'	21.35'	42.58'	N52°38'47"E
LOT 34B	39°39'06"	50.00'	34.60'	18.03'	33.92'	N59°29'38"E
LOT 35	73°23'51"	50.00'	64.05'	37.27'	59.76'	N02°58'10"E
CA-2	148°41'15"	50.00'	129.75'	178.40'	96.29'	S71°56'36"W

**AS CONSULTING ENGINEERS**  
WILLIAMSBURG • RICHMOND • GLOUCESTER

5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

PLAT OF SUBDIVISION  
**RIVER'S BEND @ UNCLE'S NECK**  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

City of Williamsburg & County of James City  
Circuit Court. This PLAT was recorded on 12/10/2008  
at 10:27 AM PM, PB PG  
DOCUMENT # 080027392  
BETSY B. WOOLRIDGE, CLERK  
Cathy W. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY
1	03/14/08	REVISED PER COUNTY COMMENTS DATED 02/08	GVC JAG

Designed JAG	Drawn RLS
Scale 1"=100'	Date 09/27/07
Project No. 9737-01	
Drawing No. 9 OF 11	

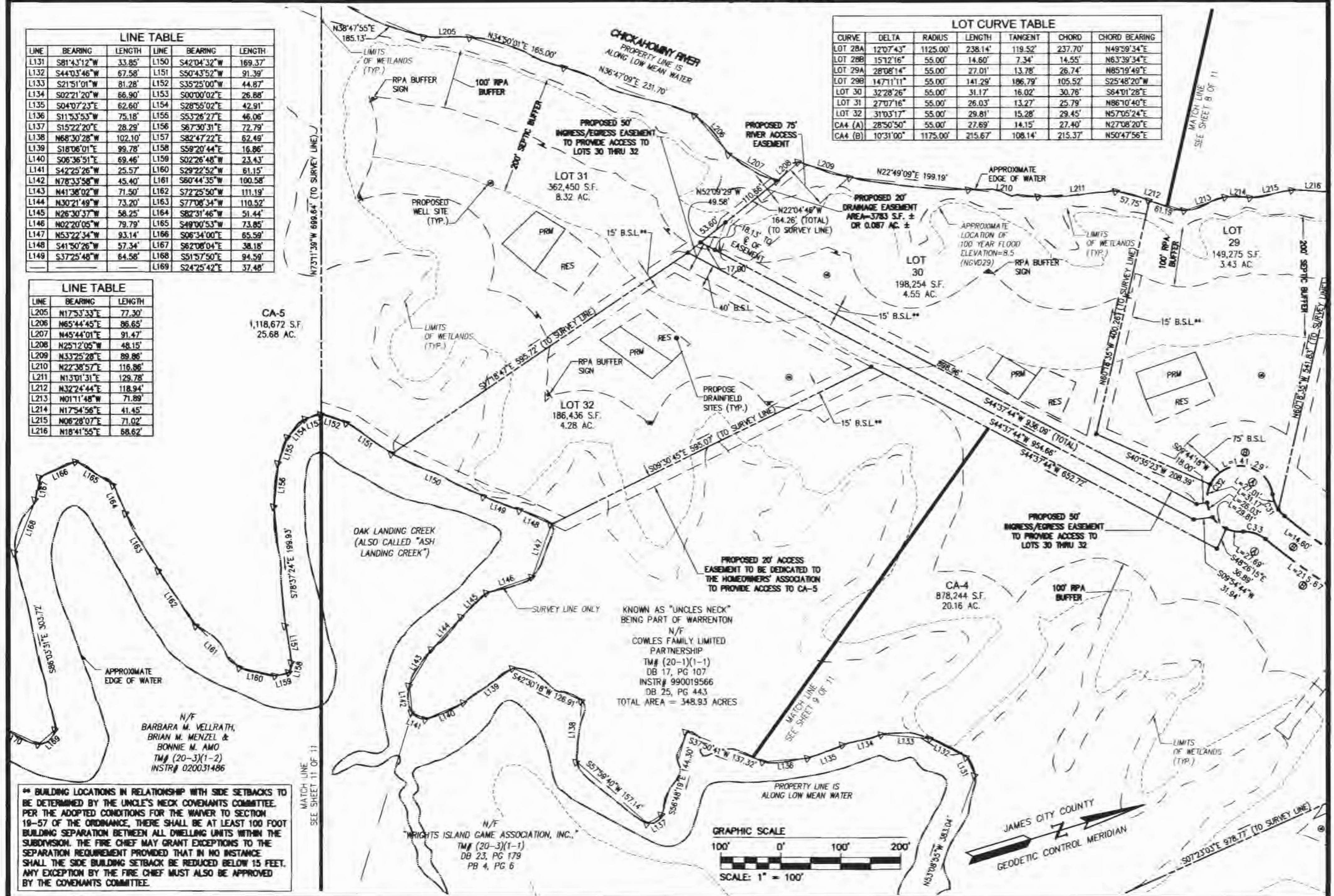


080027392

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L131	S81°43'12"W	33.85'	L150	S42°04'32"W	169.37'
L132	S44°03'46"W	67.58'	L151	S50°43'52"W	91.39'
L133	S21°51'01"W	81.28'	L152	S35°25'00"W	44.87'
L134	S02°21'20"W	66.90'	L153	S00°00'02"E	26.88'
L135	S04°07'23"E	62.60'	L154	S28°58'02"E	42.91'
L136	S11°53'53"W	75.18'	L155	S53°26'27"E	46.06'
L137	S15°22'20"E	28.29'	L156	S87°30'31"E	72.79'
L138	N68°30'28"W	102.10'	L157	S82°47'22"E	62.49'
L139	S18°06'01"E	99.78'	L158	S59°20'44"E	16.86'
L140	S06°36'51"E	69.46'	L159	S02°26'48"W	23.43'
L141	S42°25'26"W	25.57'	L160	S29°22'52"W	61.15'
L142	N78°33'58"W	45.40'	L161	S60°44'35"W	100.58'
L143	N41°38'02"W	71.50'	L162	S72°25'50"W	111.19'
L144	N30°21'49"W	73.20'	L163	S77°08'34"W	110.52'
L145	N26°30'37"W	58.25'	L164	S82°31'46"W	51.44'
L146	N02°20'05"W	79.79'	L165	S49°00'53"W	73.85'
L147	N53°22'34"W	93.14'	L166	S06°34'00"E	65.59'
L148	S41°50'26"W	57.34'	L167	S82°08'04"E	38.18'
L149	S37°25'48"W	84.58'	L168	S91°57'50"E	94.59'
L169			L169	S24°25'42"E	37.48'

LINE TABLE		
LINE	BEARING	LENGTH
L205	N17°53'33"E	77.30'
L206	N65°44'45"E	86.65'
L207	N45°44'01"E	91.47'
L208	N25°12'05"W	48.15'
L209	N33°25'28"E	89.86'
L210	N22°38'57"E	116.86'
L211	N13°01'31"E	129.78'
L212	N32°24'44"E	118.94'
L213	N01°11'48"W	71.89'
L214	N17°54'56"E	41.45'
L215	N06°28'07"E	71.02'
L216	N18°41'55"E	68.62'

LOT CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
LOT 28A	12°07'43"	1125.00'	238.14'	119.52'	237.70'	N49°39'34"E
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LOT 29A	28°08'14"	55.00'	27.01'	13.78'	26.74'	N85°19'49"E
LOT 29B	147°11'11"	55.00'	141.29'	186.79'	105.52'	S25°48'20"W
LOT 30	32°28'26"	55.00'	31.17'	16.02'	30.78'	S64°01'28"E
LOT 31	27°07'16"	55.00'	26.03'	13.27'	25.79'	N86°10'40"E
LOT 32	31°03'17"	55.00'	29.81'	15.28'	29.45'	N57°05'24"E
CA4 (A)	28°50'50"	55.00'	27.69'	14.15'	27.40'	N27°08'20"E
CA4 (B)	10°31'00"	1175.00'	215.67'	108.14'	215.37'	N50°47'56"E



N/F  
BARBARA M. VELLRATH,  
BRIAN M. MENZEL &  
BONNIE M. AMO  
TM# (20-3)(1-2)  
INSTR# 020031486

KNOWN AS "UNCLES NECK"  
BEING PART OF WARRENTON  
N/F  
COWLES FAMILY LIMITED  
PARTNERSHIP  
TM# (20-1)(1-1)  
DB 17, PG 107  
INSTR# 990019566  
DB 25, PG 443  
TOTAL AREA = 348.93 ACRES

N/F  
"WRIGHTS ISLAND GAME ASSOCIATION, INC."  
TM# (20-3)(1-1)  
DB 23, PG 179  
PB 4, PG 6

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PLAT OF SUBDIVISION  
**RIVER'S BEND @  
UNCLES NECK**  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

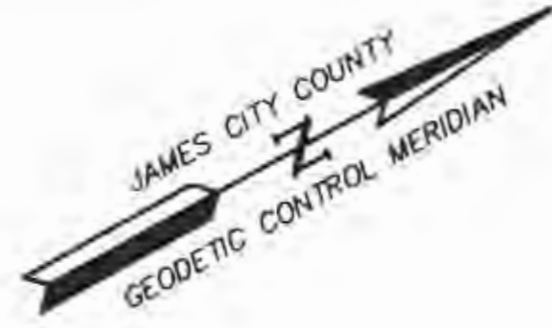


City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 12 November 2008 at 10:27 AM/PM, PG. DOCUMENT # 080027392 Betsy B. Woolridge, CLERK			
1	03/14/08	REVISED PER COUNTY COMMENTS DATED 02/08	GVC JAG
No.	DATE	REVISION / COMMENT / NOTE	REMOVED BY REVIEWED BY

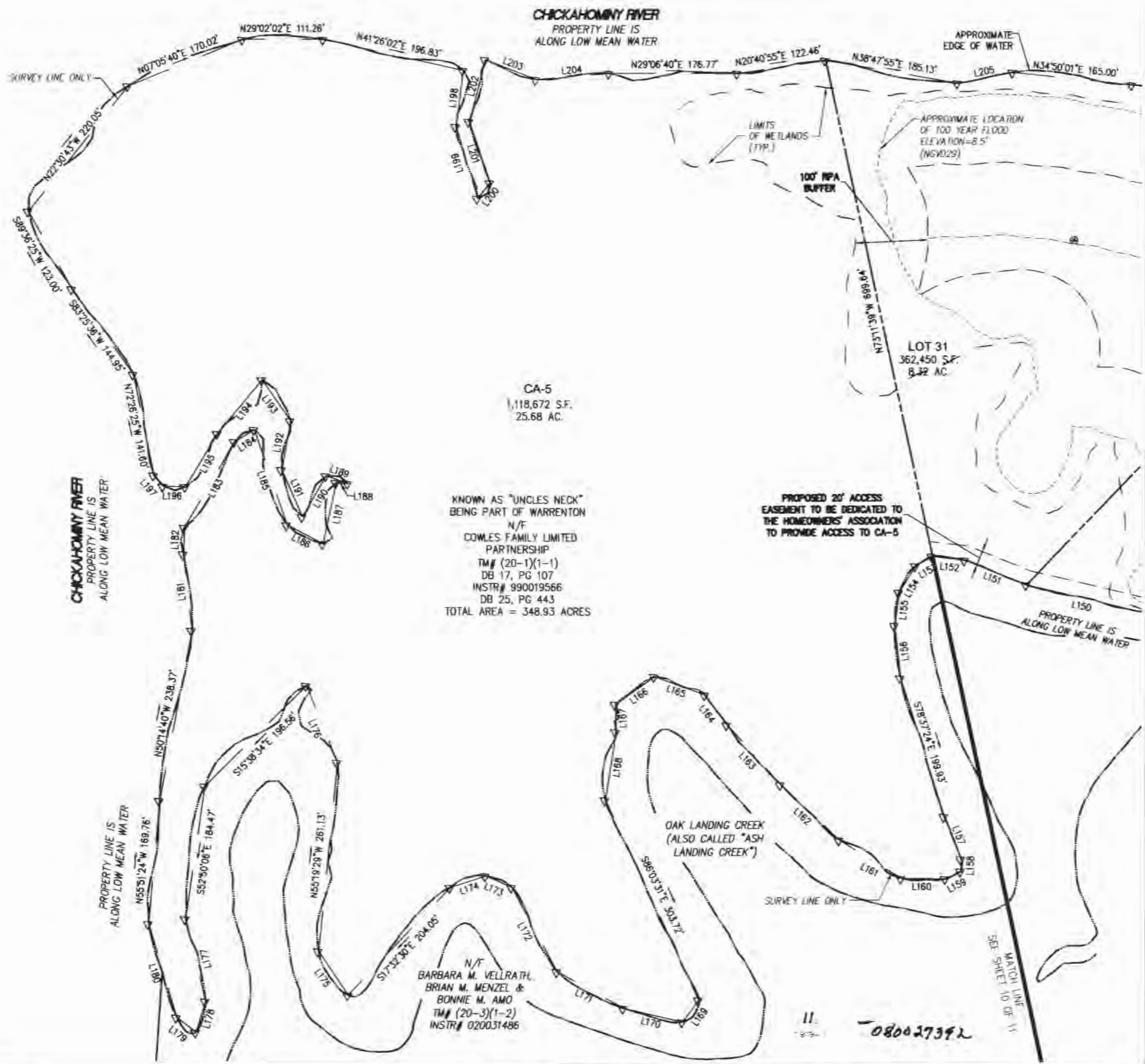
Designed JAG	Drawn RLS
Scale 1"=100'	Date 09/27/07
Project No. 9737-01	
Drawing No. 10 OF 11	



080027392

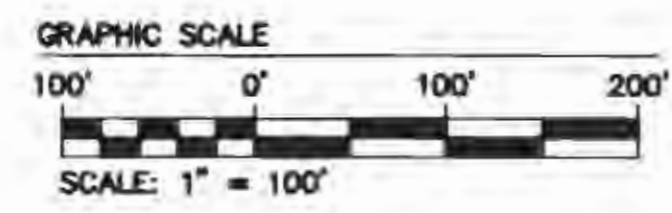


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L150	S42°04'32"W	169.37'
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L168	S51°57'50"E	94.59'
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L170	S42°05'20"W	83.55'
L171	S57°43'02"W	104.09'
L172	N09°18'20"W	131.51'
L173	S52°15'12"W	39.20'
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L179	S66°38'24"W	33.50'
L180	N77°46'03"W	134.81'
L181	N67°17'48"W	106.23'
L182	N59°04'43"W	36.43'
L183	N30°40'51"W	136.70'
L184	N02°42'28"W	31.75'
L185	S79°55'53"E	138.89'
L186	N56°43'25"E	56.22'
L187	N48°53'31"W	86.27'
L188	N32°31'58"E	16.27'
L189	S48°31'05"W	31.70'
L190	S30°45'45"E	65.50'
L191	N84°42'01"W	71.05'
L192	N50°42'47"W	68.16'
L193	S84°16'10"W	68.84'
L194	S21°22'21"E	96.04'
L195	S29°52'14"E	84.83'
L196	S29°42'54"W	30.76'
L197	S78°59'11"W	20.12'
L198	S53°45'20"E	77.81'
L199	S77°46'01"E	103.09'
L200	N22°34'31"W	27.62'
L201	N79°47'15"W	88.66'
L202	N46°24'34"W	88.02'
L203	N50°11'16"E	74.53'
L204	N24°06'48"E	100.97'
L205	N17°53'33"E	77.30'



CA-5  
1,118,672 S.F.  
25.68 AC.  
  
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BEING PART OF WARRENTON  
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STONEHOUSE DISTRICT      JAMES CITY COUNTY      VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 12 November 2008 at 10:27 AM/PM PG DOCUMENT # 080027392 BETSY B. WOOLDRIDGE, CLERK <i>Betsy B. Wooldridge</i> Clerk		DESIGNED JAG	DRAWN RLS
1	03/14/08	REVISED PER COUNTY COMMENTS DATED 02/08	GYC JAG REMOVED BY
No.	DATE	REVISION / COMMENT / NOTE	REMOVED BY

Scale 1"=100'	Date 09/27/07
Project No. 9737-01	Drawing No. 11 OF 11