

100015258



Vanasse Hangen Brustlin, Inc.

Transportation  
Land Development  
Environmental Services

351 McLaws Circle, Suite 3  
Williamsburg, Virginia 23185  
757-220-0500 • FAX 757-220-8544

Legend

- SUBJECT AREA LIMITS
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PRIVATE DRAINAGE EASEMENT
- JCSA UTILITY EASEMENT
- LIMITS OF WETLANDS
- 100' RPA BUFFER

| No. | Revision              | Date     | Appr'd |
|-----|-----------------------|----------|--------|
| 5   | Comment letter(s)     | 7/13/09  |        |
| 4   | Subdivide Section I/A | 1/2/09   |        |
| 3   | Comment letter(s)     | 2/11/08  |        |
| 2   | Comment letter(s)     | 11/28/07 |        |
| 1   | Comment letter(s)     | 10/02/07 |        |

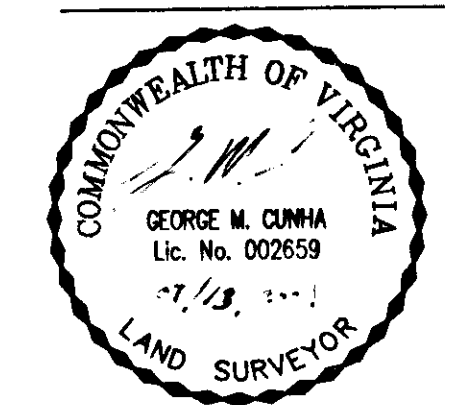
  

|                |           |             |            |     |
|----------------|-----------|-------------|------------|-----|
| Designed by    | Drawn by  | MAG         | Checked by | GMC |
| CAD checked by | GMC       | Approved by |            |     |
| Scale          | 1" = 100' | Date        | 7/1/08     |     |

Windmill Meadows  
Section I  
Lots 19-26  
James City County, Virginia  
Issued for

Drawing Title  
Subdivision Plat  
of the property of  
Windmill Meadows, LLC

Drawing Number  
**Sd-1**  
Sheet of  
1 of 4  
Project Number  
31915.00



Owner's Certificate

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WINDMILL MEADOWS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

BY: Lawrence E. Beamer DATE: 4/2/2010

PRINTED NAME: **LAWRENCE E. BEAMER**

TITLE: **MANAGING MEMBER**

Certificate Of Notarization  
STATE OF Virginia

COUNTY/CITY OF James City, TO WIT:

I, Jennifer Lynn Finney A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Lawrence E. Beamer, WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 2 DAY OF April, 2008.

MY COMMISSION EXPIRES September 30, 2012

Jennifer Lynn Finney 7208733  
NOTARY PUBLIC NOTARY REGISTRATION NUMBER

Certificate Of Source Of Title

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN-OLDE TOWN SQUARE, LLC (PARCEL ID: 3110100033) AND ARMIN U. ALI (PARCEL ID: 3110100036) BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY AS INSTRUMENT 050022919 AND 050022918, RESPECTIVELY, TO WINDMILL MEADOWS, LLC

Engineers Or Surveyor's Certificate

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

BY: George M. Cunha DATE: 9/13/2009

| Area Chart  | Sq. ft.   | Acres  |
|---|-----------|--------|
| SECTION I - RESIDENTIAL LOTS(19-26)                                     | 95,176    | 2.185  |
| SECTION IA - RESIDENTIAL LOTS(10-18)                                    | 122,725   | 2.817  |
| RESIDENTIAL LOT TOTALS (SECTION I&IA)                                   | 217,901   | 5.002  |
| (SEE SHEET Sd-4 FOR TABLE)  |           |        |
| PUMP STATION - SECTION I  | 11,719    | 0.269  |
| SECTION I - OPEN SPACE  | 704,031   | 16.163 |
| (INCLUDES BMP, CONSERVATION AREAS, RECREATION AREA AND BUFFERS.)        |           |        |
| SECTION II  | 97,820    | 2.246  |
| SECTION III   | 63,884    | 1.467  |
| SECTION IV  | 86,350    | 1.982  |
| SECTION V   | 92,895    | 2.133  |
| SECTION VI  | 69,335    | 1.592  |
| SECTION VII   | 77,125    | 1.771  |
| SECTION VIII  | 97,098    | 2.229  |
| SECTION IX  | 169,348   | 3.888  |
| PUBLIC ROADWAY  | 204,266   | 4.689  |
| TOTAL:  | 1,891,772 | 43.429 |
| PUMP STATION AND PUBLIC ROADWAYS HEREBY DEDICATED TO JAMES CITY COUNTY. |           |        |

Certificate Of Approval

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

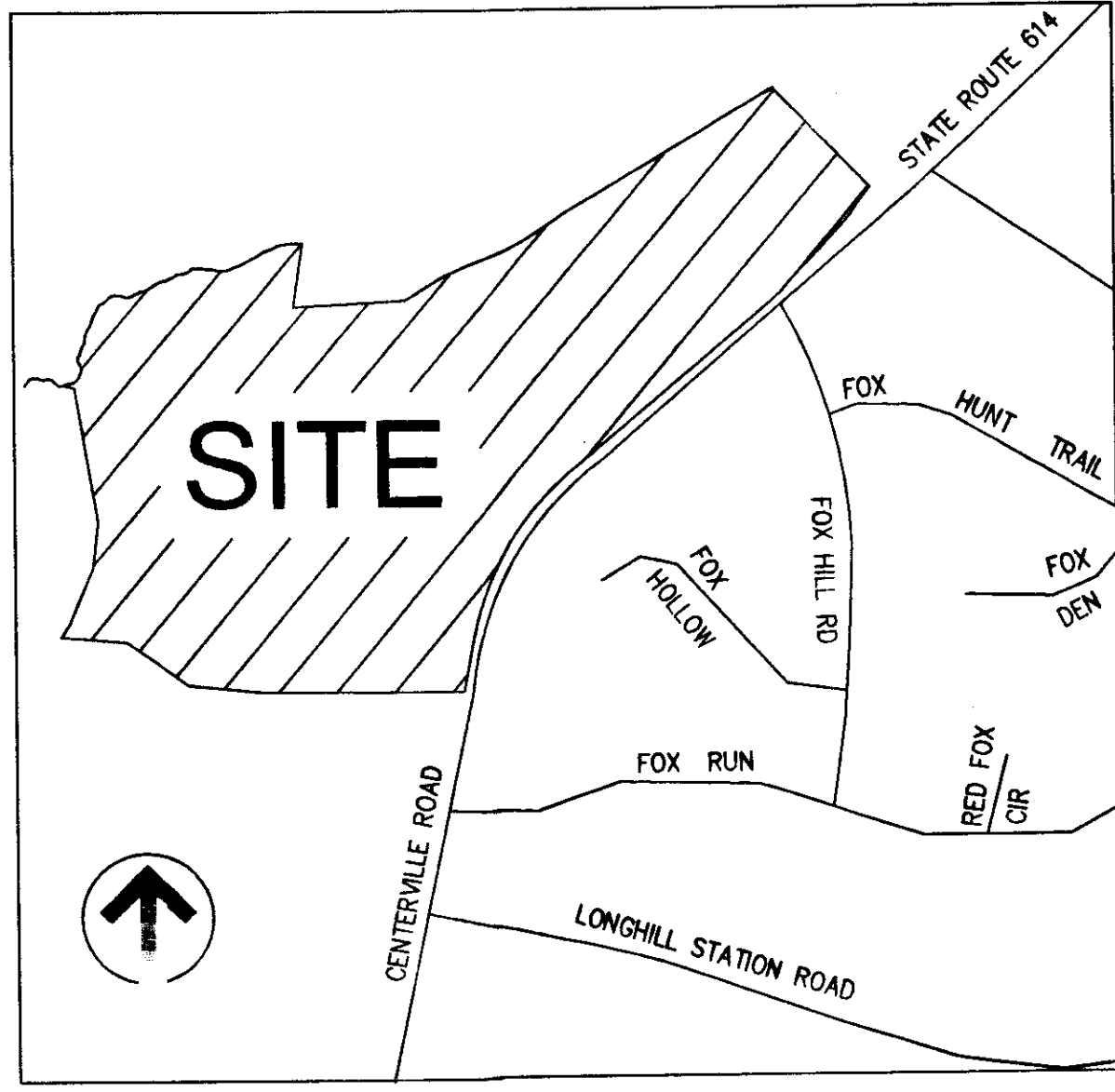
Betsy B. Woolridge DATE: 2/2/09  
VIRGINIA DEPARTMENT OF TRANSPORTATION

Whitney Sinden DATE: 2/17/09  
VIRGINIA DEPARTMENT OF HEALTH

George M. Cunha DATE: 7/26/10  
SUBDIVISION AGENT OF JAMES CITY COUNTY

General Notes

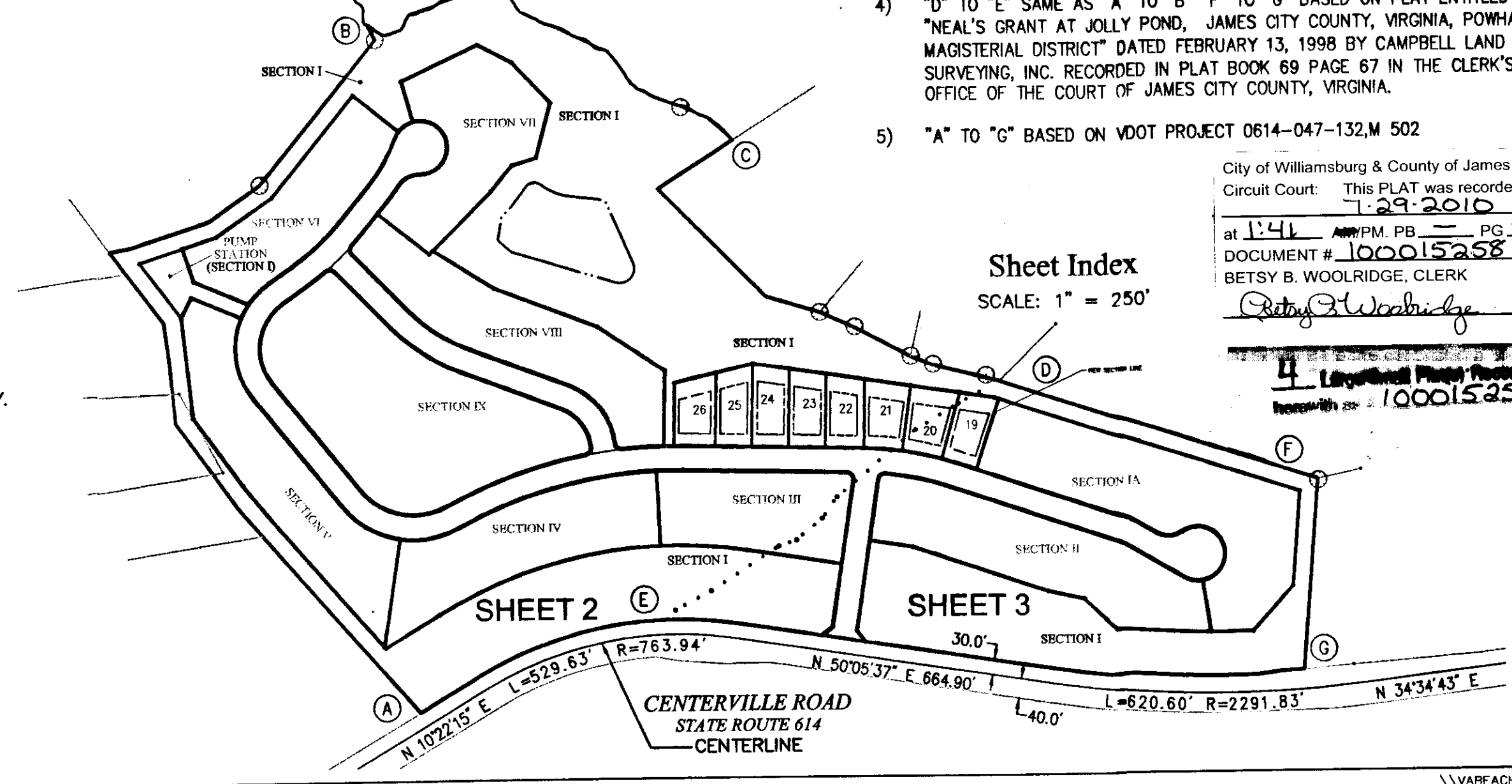
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ALL EXTERIOR SIGNS SHALL COMPLY WITH THE REGULATIONS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE
- ALL STREETS HEREBY DEDICATED FOR PUBLIC USE.
- COMMON AREAS TO BE DEDICATED TO WINDMILL MEADOWS HOME OWNERS ASSOCIATION.
- VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION / RETENTION POND OR ITS STRUCTURES, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGE CAUSED BY THE FAILURE OF THE DAM AND ITS OUTFLOW STRUCTURE.
- A NON-EXCLUSIVE EASEMENT IS RESERVED FOR USE BY PUBLIC AND PRIVATE UTILITY COMPANIES FOR INSTALLATION AND MAINTENANCE OF UTILITIES, ON, OVER AND ACROSS EACH LOT, 15' IN WIDTH CONTIGUOUS WITH STREET FRONTAGES.
- MERIDIAN: VIRGINIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83)(1986), BASED ON JAMES CITY COUNTY GEODETIC CONTROL SYSTEM MONUMENTS "STATION 308" AND "STATION 309 RESET 1990".
- THE SUBJECT PROPERTIES LIE IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510201 0020B, EFFECTIVE DATE FEBRUARY 6, 1991.
- ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- APPROVED CONSTRUCTION PLAN (REVISED DATE) IS DECEMBER 13, 2006.
- PROPERTY ADDRESSES AND ZONING ARE:  
PARCEL ID: 31-1--01-00036= 6001 CENTERVILLE ROAD AND ZONED R-2  
PARCEL ID: 31-1--01-00033= 6061 CENTERVILLE ROAD AND ZONED R-2



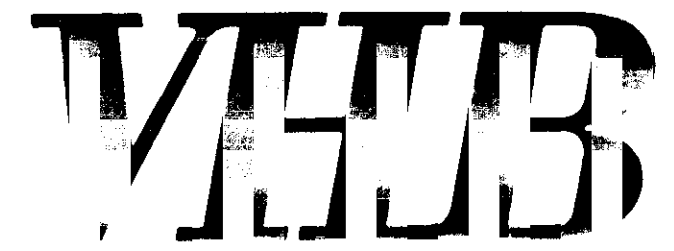
Site Location Map 0 500 1000 Feet

Property Line Calculation Notes:

- "A" TO "B" BASED ON AN UNRECORDED PLAT ENTITLED "BOUNDARY SURVEY OF PROPERTY STANDING IN THE NAMES OF THE HEIRS AND SUCCESSORS OF ANDREW AND/OR ELIZA BYRD, BEING 31.796± ACRES, LOCATED JAMES CITY COUNTY, VIRGINIA" DATED JULY 11, 1990 BY SPEARMAN & ASSOCIATES.
- "B" TO "C" CENTERLINE OF STREAM PER INSTRUMENT NUMBER 970018805 RECORDED IN THE CLERK'S OFFICE OF THE COURT OF JAMES CITY COUNTY, VIRGINIA.
- "C" TO "D" BASED ON PLAT ENTITLED "FAMILY SUBDIVISION, HIPPLE FAMILY, OWNER/DEVELOPER THOMAS J. JR. & ANNE E. HIPPLE, POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA" DATED DECEMBER 13, 1996 BY THE DEYOUNG JOHNSON GROUP RECORDED IN PLAT BOOK 65 PAGE 95 IN THE CLERK'S OFFICE OF THE COURT OF JAMES CITY COUNTY, VIRGINIA.
- "D" TO "E" SAME AS "A" TO "B" "F" TO "G" BASED ON PLAT ENTITLED "NEAL'S GRANT AT JOLLY POND, JAMES CITY COUNTY, VIRGINIA, POWHATAN MAGISTERIAL DISTRICT" DATED FEBRUARY 13, 1998 BY CAMPBELL LAND SURVEYING, INC. RECORDED IN PLAT BOOK 69 PAGE 67 IN THE CLERK'S OFFICE OF THE COURT OF JAMES CITY COUNTY, VIRGINIA.
- "A" TO "G" BASED ON VDOT PROJECT 0614-047-132, M 502



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
7-29-2010  
at 1:41 PM. PB. PG.  
DOCUMENT # 100015258  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk  
George M. Cunha Surveyor  
100015258



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Legend

- CONSERVATION EASEMENT SIGN
- SUBJECT AREA LIMITS
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PRIVATE DRAINAGE EASEMENT
- JCSA UTILITY EASEMENT
- LIMITS OF WETLANDS
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|     |                       |          |       |
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|                |                            |             |            |     |
|----------------|----------------------------|-------------|------------|-----|
| Designed by    | Drawn by                   | MAG         | Checked by | GMC |
| CAD checked by | GMC                        | Approved by |            |     |
| Scale          | 1" = 100'                  | Date        | 7/1/08     |     |
| Project Title  | Windmill Meadows Section I |             |            |     |

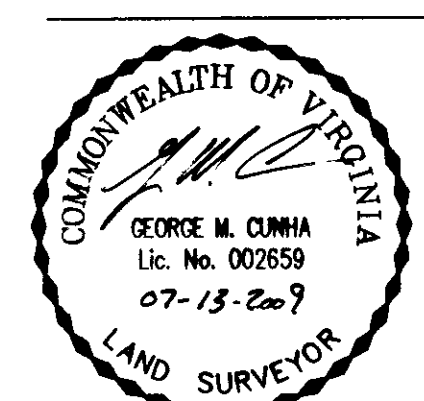
Windmill Meadows  
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Lots 19-26  
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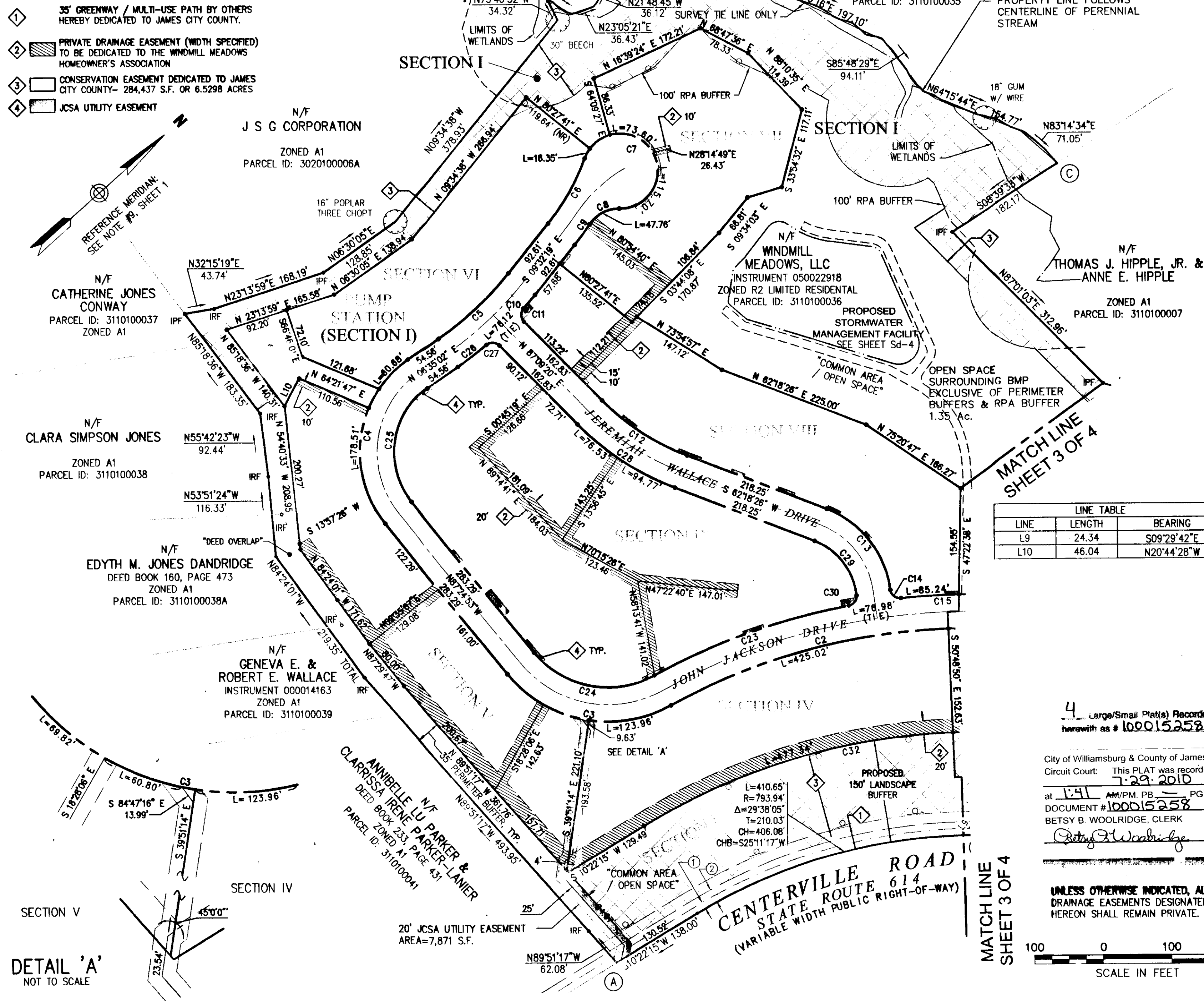
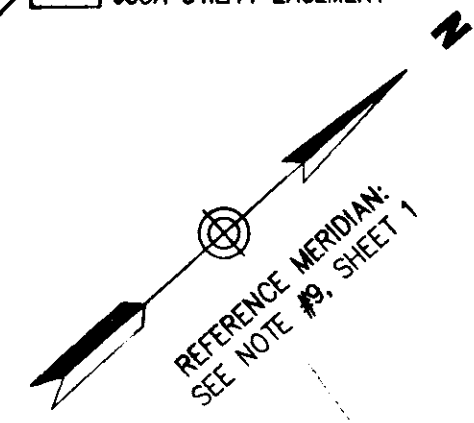
Drawing Number  
**Sd-2**

Sheet of  
2 4

Project Number  
31915.00



- EXISTING EASEMENT LEGEND
- ① 10' STD. UNDERGROUND C & P EASEMENT PER VDOT PROJECT 0614-047-132.M 502
  - ② 20' STD. AERIAL VIRGINIA POWER EASEMENT PER VDOT PROJECT 0614-047-132.M 502
- PROPOSED EASEMENT LEGEND
- ① 35' GREENWAY / MULTI-USE PATH BY OTHERS HEREBY DEDICATED TO JAMES CITY COUNTY.
  - ② PRIVATE DRAINAGE EASEMENT (WIDTH SPECIFIED) TO BE DEDICATED TO THE WINDMILL MEADOWS HOMEOWNER'S ASSOCIATION
  - ③ CONSERVATION EASEMENT DEDICATED TO JAMES CITY COUNTY- 284,437 S.F. OR 6.5298 ACRES
  - ④ JCSA UTILITY EASEMENT

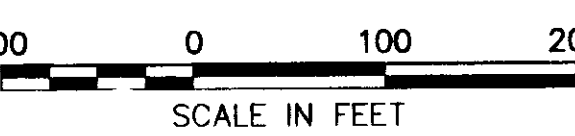


DETAIL 'A'  
NOT TO SCALE

4 Large/Small Plat(s) Recorded herewith as # 100015258

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 7-29-2010 at 1:41 AM/PM, PB. PG. DOCUMENT # 100015258 Betsy B. Woolridge, CLERK

UNLESS OTHERWISE INDICATED, ALL DRAINAGE EASEMENTS DESIGNATED HEREON SHALL REMAIN PRIVATE.





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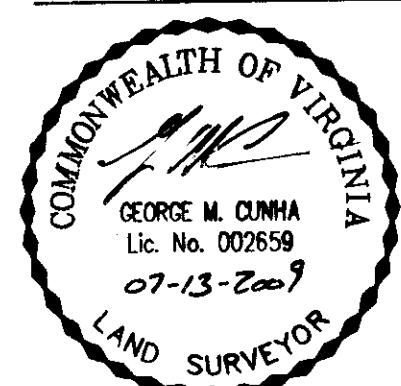
Windmill Meadows  
Section I  
Lots 19-26  
James City County, Virginia  
Issued for

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Subdivision Plat  
of the property of  
Windmill Meadows, LLC  
Phase I

Drawing Number  
**Sd-3**

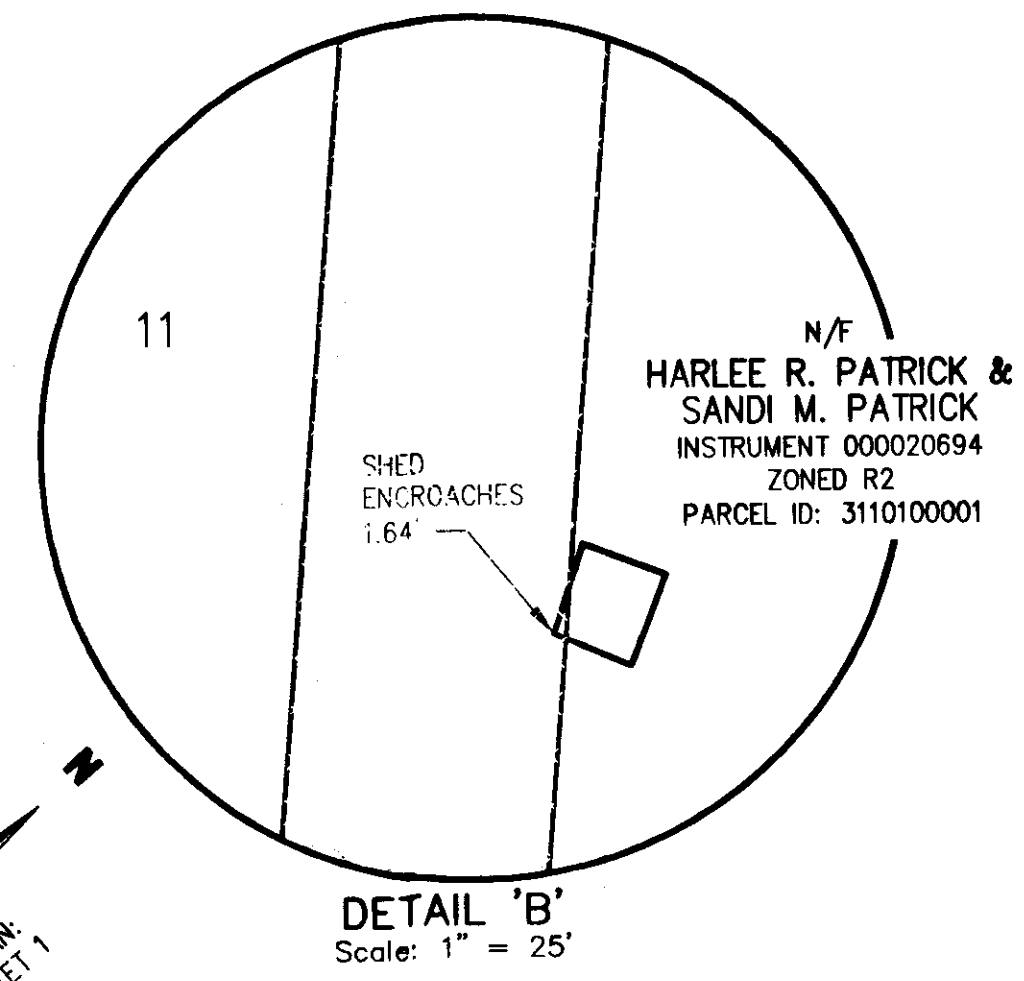
Sheet 3 of 4

Project Number  
31915.00



Zoning Summary Chart

| Zoning District(s): R2         |   |   |
|--------------------------------|---|---|
| Zoning Regulation Requirements | Required  | Provided  |
| MIN. LOT AREA                  | 10,000 SF   | 10,000 SF   |
| FRONT YARD SETBACK             | 25 FT (FOR R/W GREATER THAN OR EQUAL TO 50')          | 25 FT   |
| SIDE YARD SETBACK              | 10 FT   | 10 FT   |
| REAR YARD SETBACK              | 35 FT   | 35 FT   |
| MIN. LOT WIDTH                 | 75 FT, 100 FT FOR CORNER LOTS AND LOTS OVER 20,000 SF | 75 FT, 100 FT FOR CORNER LOTS AND LOTS OVER 20,000 SF |
| BUFFERS                        |   |   |
| CENTERVILLE ROAD               | 150 FT (75' MAY PERMITTED WITH SCREENING)             | 150 FT & 75' WITH LANDSCAPED BERM                     |
| REMAINING PERIMETER            | 35'   | 35'   |
| MIN. OPEN SPACE                | 15% OF NET DEVELOPABLE AREA                           | 2.45 Ac.  |
|                                | 50% OF BUFFERS CAN BE COUNTED TOWARDS OPEN SPACE      |   |



LINE TABLE

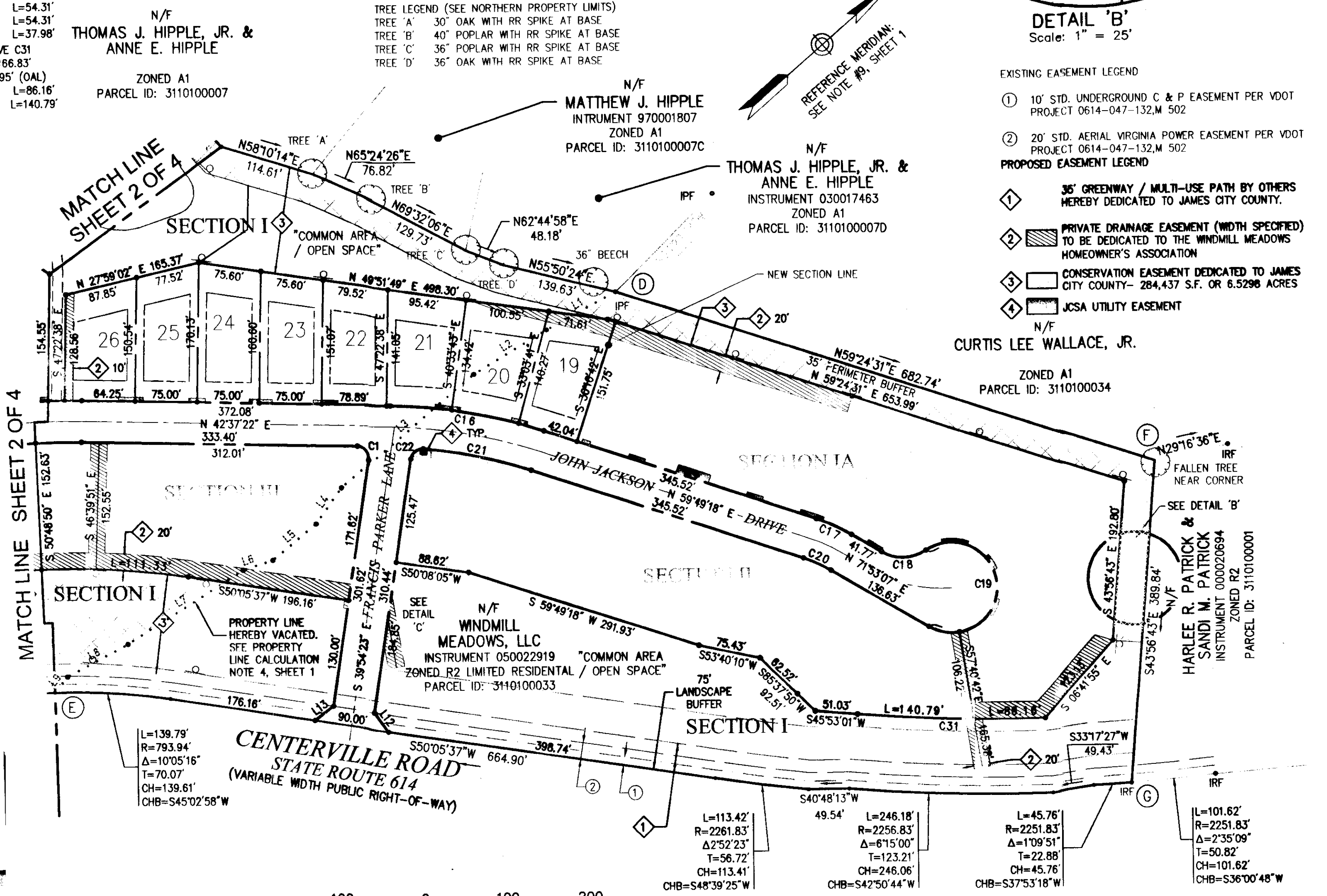
| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 94.95  | S12°49'09"W |
| L2   | 102.98 | S10°31'24"W |
| L3   | 211.09 | S01°13'36"W |
| L4   | 53.22  | S12°43'52"E |
| L5   | 68.22  | S01°46'36"W |
| L6   | 38.02  | S23°18'41"W |
| L7   | 166.05 | S08°46'55"W |
| L8   | 83.00  | S13°35'10"W |
| L9   | 24.34  | S09°29'42"E |
| L11  | 15.38  | S18°06'53"E |
| L12  | 28.28  | S84°54'23"E |
| L13  | 28.28  | N05°05'37"E |

CURVE C15  
R=974.00'  
L: 126.00' (OAL)  
SEC VIB: L=85.24'  
OPEN SP.: L=20.01'  
LOT 26: L=20.75'

CURVE C16  
R=630.00'  
L: 189.11' (OAL)  
LOT 21: L=74.94'  
LOT 20: L=82.47'  
LOT 19: L=31.70'

CURVE C19  
R=55.00'  
L: 234.82' (OAL)  
LOT 13: L=33.19'  
LOT 12: L=55.03'  
LOT 11: L=54.31'  
LOT 10: L=54.31'  
SEC II: L=37.98'

CURVE C31  
R=2166.83'  
L: 226.95' (OAL)  
LOT 10: L=86.16'  
SEC II: L=140.79'

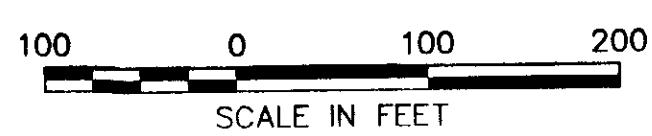


4 Large Plat(s) Recorded  
Instrument # 100015258

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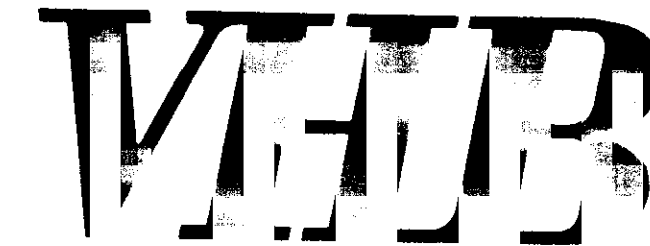
*Betsy B. Woolridge* Clerk

UNLESS OTHERWISE INDICATED, ALL  
DRAINAGE EASEMENTS DESIGNATED  
HEREON SHALL REMAIN PRIVATE.





100015258



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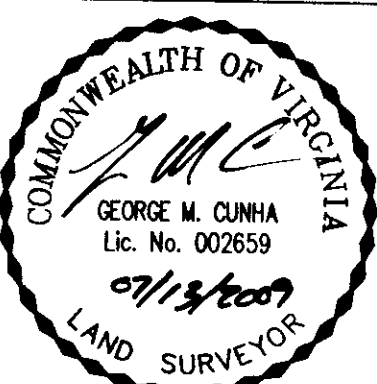
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|     |          |      |        |
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| No. | Revision | Date | Appvd. |
|     |          |      |        |

Designed by: \_\_\_\_\_ Drawn by: **MAG** Checked by: **GMC**  
 CAD checked by: **GMC** Approved by: \_\_\_\_\_  
 Scale: 1" = 40' Date: 7/1/08  
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**Windmill Meadows  
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Lots 19-26  
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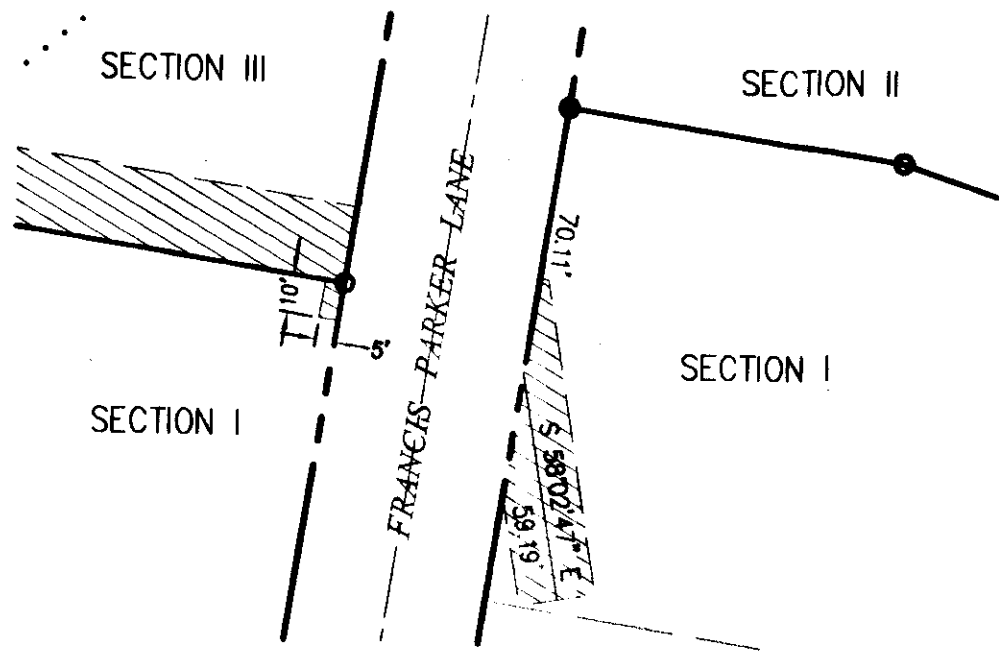
Drawing Title  
**Subdivision Plat  
of the property of  
Windmill Meadows, LLC**



Drawing Number  
**Sd-4**  
 Sheet 4 of 4  
 Project Number  
 31915.00

| CURVE TABLE |          |         |            |         |         |               |
|-------------|----------|---------|------------|---------|---------|---------------|
| CURVE       | RADIUS   | LENGTH  | DELTA      | TANGENT | CHORD   | CHORD BEARING |
| C1          | 14.00'   | 23.82'  | 97°28'15"  | 15.96'  | 21.05'  | N88°38'31"W   |
| C2          | 924.00'  | 480.44' | 29°47'29"  | 245.78' | 475.05' | S27°43'38"W   |
| C3          | 190.00'  | 264.47' | 79°45'14"  | 158.73' | 243.63' | N52°42'30"E   |
| C4          | 165.00'  | 270.70' | 93°59'55"  | 176.94' | 241.34' | S40°24'55"E   |
| C5          | 500.00'  | 140.70' | 16°07'22"  | 70.82'  | 140.23' | N01°28'38"W   |
| C6          | 332.00'  | 109.44' | 18°53'10"  | 55.22'  | 108.94' | N18°58'54"W   |
| C7          | 55.00'   | 241.39' | 251°28'06" | 76.44'  | 89.29'  | N82°41'26"W   |
| C8          | 50.00'   | 50.74'  | 58°08'40"  | 27.80'  | 48.59'  | S13°58'16"W   |
| C9          | 382.00'  | 37.09'  | 5°33'45"   | 18.56'  | 37.07'  | N12°19'12"W   |
| C10         | 550.00'  | 26.20'  | 2°43'45"   | 13.10'  | 26.20'  | N08°10'27"W   |
| C11         | 14.00'   | 21.02'  | 86°02'06"  | 13.06'  | 19.10'  | S49°49'37"E   |
| C12         | 345.00'  | 149.62' | 24°50'54"  | 76.01'  | 148.45' | N74°43'53"E   |
| C13         | 145.00'  | 157.60' | 62°16'22"  | 87.60'  | 149.95' | N86°33'22"W   |
| C14         | 14.00'   | 21.84'  | 89°22'10"  | 13.85'  | 19.69'  | N79°53'44"E   |
| C15         | 974.00'  | 126.00' | 7°24'44"   | 63.09'  | 125.91' | S38°55'00"W   |
| C16         | 630.00'  | 189.11' | 17°11'56"  | 95.27'  | 188.40' | S51°13'20"W   |
| C17         | 222.00'  | 46.74'  | 12°03'49"  | 23.46'  | 46.66'  | S65°51'12"W   |
| C18         | 50.00'   | 56.39'  | 64°37'23"  | 31.62'  | 53.45'  | N39°34'25"E   |
| C19         | 55.00'   | 234.82' | 244°37'23" | 86.96'  | 92.97'  | N50°25'35"W   |
| C20         | 172.00'  | 36.21'  | 12°03'49"  | 18.17'  | 36.15'  | S65°51'12"W   |
| C21         | 580.00'  | 133.28' | 13°09'59"  | 66.94'  | 132.99' | S53°14'18"W   |
| C22         | 14.00'   | 21.15'  | 86°33'42"  | 13.18'  | 19.20'  | S03°22'28"W   |
| C23         | 974.00'  | 303.46' | 17°51'04"  | 152.97' | 302.23' | S21°45'25"W   |
| C24         | 140.00'  | 194.88' | 79°45'14"  | 116.96' | 179.52' | N52°42'30"E   |
| C25         | 115.00'  | 188.67' | 93°59'55"  | 123.32' | 168.21' | S40°24'55"E   |
| C26         | 550.00'  | 52.44'  | 5°27'48"   | 26.24'  | 52.42'  | N03°51'08"E   |
| C27         | 14.00'   | 21.02'  | 86°02'06"  | 13.06'  | 19.10'  | S44°08'20"W   |
| C28         | 395.00'  | 171.31' | 24°50'54"  | 87.02'  | 169.97' | N74°43'53"E   |
| C29         | 95.00'   | 105.86' | 63°50'50"  | 59.19'  | 100.47' | N85°46'09"W   |
| C30         | 14.00'   | 20.65'  | 84°31'41"  | 12.72'  | 18.83'  | N11°34'53"W   |
| C31         | 2166.83' | 226.95' | 6°00'04"   | 113.58' | 226.85' | N42°52'59"E   |
| C32         | 943.94'  | 654.43' | 39°43'22"  | 340.98' | 641.40' | S30°13'56"W   |

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 7-29-2010  
 at 1:41 AM PM, PB = PG =  
 DOCUMENT # 100015258  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk  
 Large/Small Plats Recorded  
 herewith as # 100015258



DETAIL 'C'  
Scale: 1" = 50'

| RESIDENTIAL LOT AREA TABLE |            |       |           |         |       |
|----------------------------|------------|-------|-----------|---------|-------|
| LOT                        | SECTION IA |       | SECTION I |         |       |
|                            | SQ FT      | ACRES | LOT       | SQ FT   | ACRES |
| 10                         | 16,506     | 0.379 | 19        | 11,336  | 0.260 |
| 11                         | 18,872     | 0.433 | 20        | 12,451  | 0.286 |
| 12                         | 16,096     | 0.370 | 21        | 11,900  | 0.273 |
| 13                         | 12,850     | 0.295 | 22        | 11,522  | 0.265 |
| 14                         | 12,553     | 0.288 | 23        | 11,688  | 0.268 |
| 15                         | 11,523     | 0.265 | 24        | 12,402  | 0.285 |
| 16                         | 11,482     | 0.264 | 25        | 12,025  | 0.276 |
| 17                         | 11,442     | 0.263 | 26        | 11,852  | 0.272 |
| 18                         | 11,401     | 0.262 | TOTAL     | 217,901 | 5.002 |

