



NO.	ANGLE	RADIUS	ARC	TAN.	CHORD	CHORD BEAR.	REMARKS
1	45°06'22"	510.63	40.99	212.06	391.70	S75°57'50"E	E R/W
2	42°44'46"	863.14	643.95	337.79	629.12	S77°08'38"E	E R/W
3	90°00'00"	30.00	47.12	30.00	42.43	S79°13'45"W	LOT 1
4	07°44'29"	888.14	120.00	60.09	119.91	N59°35'30"W	LOT 3
5	07°44'29"	888.14	120.00	60.09	119.91	N67°22'59"W	LOT 4
6	07°44'29"	888.14	120.00	60.09	119.91	N75°07'28"W	LOT 5
7	07°44'29"	888.14	120.00	60.09	119.91	N82°51'57"W	LOT 6
8	07°44'29"	888.14	120.00	60.09	119.91	S89°23'35"W	LOT 7
9	04°02'21"	888.14	62.61	31.32	62.60	S83°30'10"W	LOT 8
10	07°11'48"	485.63	61.00	30.54	60.96	S85°04'54"W	LOT 8
11	13°34'05"	485.63	115.00	57.77	114.73	N84°32'10"W	LOT 9
12	12°23'17"	485.63	105.00	52.71	104.79	N71°33'30"W	LOT 10
13	01°31'44"	485.63	12.96	6.48	12.96	N64°35'59"W	LOT 11
14	50°20'55"	6000	52.73	28.20	51.05	N38°39'40"W	LOT 11
15	91°57'21"	6000	96.30	62.09	86.29	N59°27'53"W	LOT 11
16	56°00'13"	6000	58.65	31.91	56.34	N46°33'22"E	LOT 12
17	54°17'50"	6000	56.86	30.77	54.76	N08°35'41"W	LOT 13
18	67°08'31"	6000	70.31	39.82	66.36	N69°18'52"W	LOT 14
19	40°39'56"	6000	42.59	22.23	41.70	N82°33'09"W	LOT 14
20	10°37'30"	535.63	99.33	49.81	99.19	N67°31'56"W	LOT 15
21	12°50'10"	535.63	120.00	60.25	119.75	S79°15'46"E	LOT 16
22	12°50'10"	535.63	120.00	60.25	119.75	N87°54'04"E	LOT 17
23	08°12'12"	838.14	120.00	60.10	119.90	N85°35'05"E	LOT 18
24	09°04'05"	838.14	132.65	66.46	132.51	S85°46'47"E	LOT 19
25	09°04'05"	838.14	132.65	66.46	132.51	S76°42'41"E	LOT 20
26	08°12'12"	838.14	120.00	60.10	119.90	S68°04'33"E	LOT 21
27	08°12'12"	838.14	120.00	60.10	119.90	S59°52'21"E	LOT 22
28	90°00'00"	30.00	47.12	30.00	42.43	S10°46'15"E	LOT 24
29	90°00'00"	30.00	47.12	30.00	42.43	S79°13'45"E	LOT 25
30	08°02'11"	855.53	120.00	60.10	119.90	N59°47'21"W	LOT 26
31	02°47'01"	855.53	34.10	17.05	34.10	N64°56'57"W	LOT 27
32	36°33'07"	60.00	38.28	19.82	37.63	N84°22'00"W	LOT 32
33	62°01'30"	60.00	64.95	36.07	61.83	N46°20'41"E	LOT 33
34	146°48'00"	60.00	153.73	201.27	115.00	S58°04'04"E	LOT 34
35	65°22'57"	60.00	68.45	38.50	64.80	N81°13'16"E	LOT 35
36	01°46'42"	805.53	25.00	12.50	25.00	S65°12'06"E	LOT 39
37	08°32'30"	805.53	120.09	60.16	119.98	S60°02'30"E	LOT 40
38	90°00'00"	30.00	47.12	30.00	42.43	S10°46'15"E	LOT 41
39	10°19'12"	830.53	149.59	75.00	149.39	S60°55'51"E	Q. R/W

DEVELOPMENT NOTES

1. MINIMUM LOT SIZE = 26,871 sq ft
2. AVERAGE LOT SIZE = 40,493 sq ft
3. TOTAL AREA OF LOTS = 38.11 Ac.
4. AREA OF STREET R/W = 3.40 Ac.
5. TOTAL AREA OF BLOCK 'A' = 41.51 Ac.
6. TOTAL LOTS IN BLOCK 'A' = 41

BUILDING RESTRICTIONS

- FRONT SETBACK = 35'
- SIDE YARD = 12.5'
- REAR YARD = 25'

PLAT OF
LAKE TOANO
SECTION 'A'
POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA
Scale: 1" = 100'
Nov. 1974
DEWARD M. MARTIN & ASSOCIATES, INC.
ENGINEERS, PLANNERS & SURVEYORS
RT.3 BOX 243-C WILLIAMSBURG, VA.

COORDINATES SHOWN ARE VIRGINIA GRID



REVISED 3/23/77 LOTS 9-16 P.C.S.
REVISED 2/10/78 LOTS 243 P.C.S.