

LOCATION MAP
SCALE: 1"=1/2 MILE

OWNER'S CONSENT & DEDICATION

THIS SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

TITLE TO THE LAND SHOWN HEREON IS VESTED IN OLD STAGE MANOR DEVELOPMENT CORPORATION

IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

BY J. Lee Cooper, Pres.

BY _____

STATE OF VIRGINIA

I, William S. Wandy, Clerk, A NOTARY PUBLIC DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 30th DAY OF June, 1984.

MY COMMISSION EXPIRES May 17, 1988.

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 27 DAY OF June, 1984, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Wm S. Wandy, Clerk CLERK

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CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS RAIN TREE, SECTION 1 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 6-19-84 J. D. Hall HIGHWAY ENGINEER

DATE 6-19-84 E. Buzze HEALTH OFFICER

DATE 6/27/84 Allen J. May AGENT OF GOVERNING BOI

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS & ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

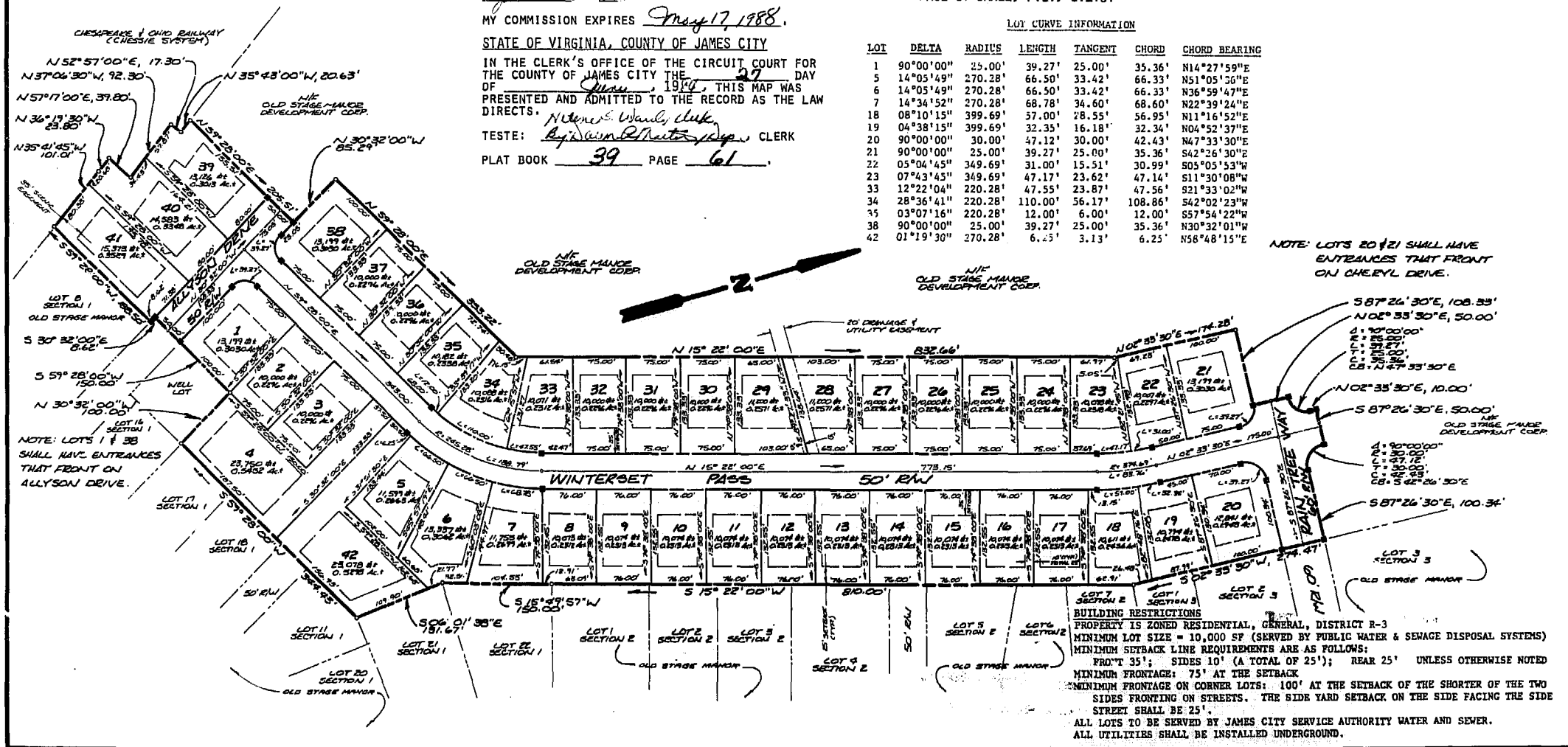
GIVEN UNDER MY HAND THIS 18th DAY OF June, 1984.

BY: Paul C. Small
PAUL C. SMALL, P.E., C.L.S.

LOT CURVE INFORMATION

| LOT | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING |
|-----|-----------|---------|---------|---------|---------|---------------|
| 1 | 90°00'00" | 25.00' | 39.27' | 25.00' | 35.36' | N14°27'59"E |
| 5 | 14°05'49" | 270.28' | 66.50' | 33.42' | 66.33' | N51°05'36"E |
| 6 | 14°05'49" | 270.28' | 66.50' | 33.42' | 66.33' | N36°59'47"E |
| 7 | 14°34'52" | 270.28' | 68.78' | 34.60' | 68.60' | N22°39'24"E |
| 18 | 08°10'15" | 399.69' | 57.00' | 28.55' | 56.95' | N11°16'52"E |
| 19 | 04°38'15" | 399.69' | 32.35' | 16.18' | 32.34' | N04°52'37"E |
| 20 | 90°00'00" | 30.00' | 47.12' | 30.00' | 42.43' | N47°33'30"E |
| 21 | 90°00'00" | 25.00' | 39.27' | 25.00' | 35.36' | S42°26'30"E |
| 22 | 05°04'45" | 349.69' | 31.00' | 15.51' | 30.99' | S05°05'53"W |
| 23 | 07°43'45" | 349.69' | 47.17' | 23.62' | 47.14' | S11°30'08"W |
| 33 | 12°22'04" | 220.28' | 47.55' | 23.87' | 47.56' | S21°33'02"W |
| 34 | 28°36'41" | 220.28' | 110.00' | 56.17' | 108.86' | S42°02'23"W |
| 35 | 03°07'16" | 220.28' | 12.00' | 6.00' | 12.00' | S57°54'22"W |
| 38 | 90°00'00" | 25.00' | 39.27' | 25.00' | 35.36' | N30°32'01"W |
| 42 | 01°19'30" | 270.28' | 6.25' | 3.13' | 6.25' | N58°48'15"E |

NOTE: LOTS 20 & 21 SHALL HAVE ENTRANCES THAT FRONT ON CHEYL DRIVE.

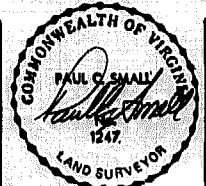


BUILDING RESTRICTIONS
 PROPERTY IS ZONED RESIDENTIAL, GENERAL, DISTRICT R-3
 MINIMUM LOT SIZE = 10,000 SF (SERVED BY PUBLIC WATER & SEWAGE DISPOSAL SYSTEMS)
 MINIMUM SETBACK LINE REQUIREMENTS ARE AS FOLLOWS:
 FRONT 35'; SIDES 10' (A TOTAL OF 25'); REAR 25' UNLESS OTHERWISE NOTED
 MINIMUM FRONTAGE: 75' AT THE SETBACK
 MINIMUM FRONTAGE ON CORNER LOTS: 100' AT THE SETBACK OF THE SHORTER OF THE TWO SIDES FRONTING ON STREETS. THE SIDE YARD SETBACK ON THE SIDE FACING THE SIDE STREET SHALL BE 25'.
 ALL LOTS TO BE SERVED BY JAMES CITY SERVICE AUTHORITY WATER AND SEWER.
 ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.



AES, a professional corporation
 1761 Jamestown Road, Williamsburg, Va. 23185
 804-253-0040
 Architecture, Engineering, Surveying, Planning

PLAT OF SUBDIVISION
RAIN TREE
SECTION 1
 OWNER/DEVELOPER:
OLD STAGE MANOR DEVELOPMENT CORPORATION
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



Recorded 27th of June, 1984

| | | | |
|-----|---------|---|-----|
| No. | DATE | REVISION / COMMENT / NOTE | BY |
| 1 | 6/27/84 | ADDED W/STAKEHOLDERS NAMES FROM OLD STAGE MANOR TO RAIN TREE & INCREASED OF DEVELOPMENT | JMB |

| | |
|-------------|------------|
| Designed | Drawn |
| JMB | VMB |
| Scale | Date |
| 1"=100' | JUNE, 1984 |
| Project No. | |
| 5508 | |
| Drawing No. | |
| PLAT | |