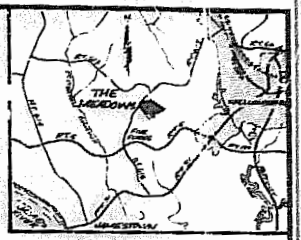


STATE OF VIRGINIA, COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE DAY OF December, 1984, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Helene S. Ward, CLERK
 PLAT BOOK 40 PAGE 24
 CERTIFICATE OF APPROVAL
 THIS SUBDIVISION KNOWN AS



IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.
 DATE 12/10/84 HIGHWAY ENGINEER
 DATE N/A HEALTH OFFICER
 DATE 12/10/84 Paul C. Small AGENT OF GOVERNING BODY

LOCATION MAP
 SCALE: 1" = 2 MILES
 1:00 pm
 Recorded 134 day of Dec 1984
 in
 D.B. No. 460, pages 841
Helene S. Ward Clerk
 0 25 50 75 100 150 200 250
 SCALE IN FEET

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 10 DAY OF December, 1984.
 BY: Paul C. Small
 PAUL C. SMALL, P.E., C.L.S.

MISC. CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHRD.	CHORD BEAR.
A	97°24'45"	3300'	48.43'	48.43'	30'25'16"E	
B	05°25'35"	1601.99'	25.98'	41.67'	88.31'	N134°07'53"E
C	90°40'00"	50.00'	47.12'	50.00'	42.43'	N178°19'50"E
D	52°48'01"	430.11'	202.65'	190.12'	506.71'	S88°04'18"E
E	52°48'01"	301.11'	154.32'	144.51'	389.04'	S89°04'18"E
F	42°16'25"	250.00'	18.45'	9.61'	18.03'	N87°24'53"E
G	85°40'40"	688.59'	44.18'	22.10'	44.17'	N18°19'19"E
H	85°48'15"	250.00'	37.44'	23.58'	34.04'	N59°18'05"E
I	22°09'14"	123.00'	67.06'	29.04'	56.57'	S89°07'34"W

LOT CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHRD.	CHORD BEAR.
1	22°38'39"	275.64'	10.884'	55.79'	108.23'	S59°41'56"E
2A	78°11'34"	360.00'	32.37'	18.91'	30.16'	S68°19'28"E
2B	17°05'55"	275.64'	32.30'	41.56'	82.79'	S37°48'07"E
3	35°27'01"	275.64'	184.85'	36.78'	181.53'	S89°45'18"W
4A	51°31'18"	250.00'	39.95'	25.57'	36.28'	N125°57'41"E
4B	47°51'24"	175.00'	125.15'	77.05'	141.03'	S77°50'53"E
5A	41°27'33"	250.00'	18.07'	9.42'	17.70'	S24°10'20"E
5B	07°21'25"	580.00'	48.79'	24.43'	48.76'	S49°07'15"E
7A	41°27'33"	250.00'	18.07'	9.42'	17.69'	S67°37'35"E
7B	21°41'58"	527.41'	179.11'	70.40'	158.28'	U77°50'14"W
8	10°12'01"	357.91'	21.63'	34.95'	67.23'	S61°15'33"E
9	05°25'35"	1601.99'	41.02'	41.02'	1601.99'	S17°11'25"E
11	88°03'56"	50.00'	32.22'	38.01'	43.51'	S58°59'29"E
12	62°42'33"	60.00'	35.41'	3.54'	62.94'	S18°48'45"W
13	46°04'19"	60.00'	48.25'	25.53'	46.79'	N78°08'11"E
14	78°55'48"	1.00'	76.38'	44.39'	71.31'	S47°21'07"E
15	44°54'02"	60.00'	47.02'	26.77'	45.83'	S39°20'23"E
17	00°19'36"	371.51'	116.60'	56.30'	116.51'	S65°57'28"E
18A	35°14'41"	250.00'	36.18'	25.06'	36.10'	N50°11'42"E
18B	62°54'50"	250.00'	36.18'	25.06'	36.10'	N50°11'42"E
18C	12°14'50"	317.11'	67.82'	34.04'	61.69'	S62°18'49"E
19A	20°00'00"	250.00'	39.27'	25.00'	35.36'	S60°48'40"E
19B	12°17'24"	280.00'	81.51'	40.91'	61.36'	S30°07'08"W
21	08°19'16"	791.15'	41.10'	20.56'	41.10'	S58°28'28"E
22	09°06'28"	708.13'	112.78'	56.48'	112.81'	S61°35'49"E
23	08°05'06"	707.13'	104.71'	59.18'	104.71'	S61°11'36"E
25	43°53'38"	205.91'	156.55'	152.80'	148.89'	S99°09'05"E
26	35°15'43"	205.91'	197.51'	174.3'	184.97'	N44°03'28"E
27	16°20'40"	608.39'	175.55'	81.37'	172.97'	N12°04'10"E
28	08°24'39"	604.39'	102.28'	60.26'	100.17'	N07°52'30"E
29A	22°09'14"	125.00'	57.02'	29.24'	56.57'	S89°07'34"W
29B	85°48'15"	250.00'	31.44'	23.15'	34.04'	N84°53'42"W
29C	04°47'15"	658.39'	55.78'	27.91'	51.76'	N05°34'47"E
30A	08°41'58"	658.39'	55.78'	27.91'	51.76'	N05°34'47"E
30B	184°18'54"	250.00'	36.18'	25.06'	36.10'	N50°11'42"E
31	20°45'08"	275.64'	184.85'	36.78'	181.53'	S89°45'18"W
32A	37°46'15"	325.16'	214.73'	111.44'	210.8'	S93°32'41"E
32B	79°44'50"	250.00'	34.20'	26.88'	32.02'	S52°18'45"W
32C	18°24'39"	205.91'	58.83'	34.63'	68.62'	N57°23'57"E
33A	12°11'52"	375.51'	199.93'	40.18'	197.8'	S42°04'30"E
33B	79°44'50"	250.00'	34.20'	26.88'	32.02'	S52°18'45"E
33C	10°12'01"	255.91'	48.81'	24.44'	48.73'	S88°55'34"E
34	184°18'54"	250.00'	36.18'	25.06'	36.10'	N50°11'42"E
35	05°16'58"	789.11'	67.99'	35.07'	69.77'	S60°32'40"E
37	07°11'17"	759.15'	43.03'	46.51'	46.97'	S60°22'59"E
39	03°12'34"	759.15'	42.52'	47.71'	46.51'	S55°19'37"E
39	47°45'35"	350.00'	20.88'	11.06'	20.23'	S77°35'07"E
40	20°30'11"	255.91'	91.51'	46.27'	91.10'	N78°21'27"E
42	14°01'11"	330.00'	67.18'	33.69'	67.21'	S90°12'04"W
43	22°38'39"	330.00'	125.71'	64.97'	125.71'	S65°11'17"E
44	14°22'55"	330.00'	67.18'	33.69'	67.21'	S90°12'04"W
47	13°17'07"	215.64'	60.00'	26.11'	60.94'	S91°24'37"E
48	87°18'41"	215.64'	117.84'	60.48'	116.80'	S41°44'55"E
49	52°02'47"	215.64'	195.94'	104.31'	195.94'	S43°20'02"E

NOTE: ALL EASEMENTS SHOWN HEREON MAY BE USED FOR PUBLIC UTILITIES, STORM AND SANITARY SEWERS, AND OPEN STORM DRAINS.

OWNER'S CONSENT & DEDICATION
 THIS SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

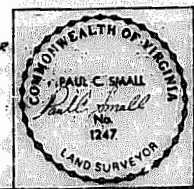
TITLE TO THE LAND SHOWN HEREON IS VESTED IN
 MEADOWS LIMITED PARTNERSHIP
 A VIRGINIA LIMITED PARTNERSHIP
 VAN KNIEST, INC. GENERAL PARTNER
 BY: Paul C. Small

LAND USE DATA

SECTION	TOTAL AREA	RESIDENTIAL	COMMERCIAL
SECTION 1	1,043,653 SFS	23,964 AC	1,019,689 SFS
LOTS	639,875 SFS	16,261 AC	623,614 SFS
YARD	203,978 SFS	4,683 AC	199,295 SFS
FORUM LOT 19 AREA	113,397 SFS	0,308 AC	113,089 SFS
SECTION 2	1,043,334 SFS	23,957 AC	1,019,377 SFS
RESERVED LOT 39 AREA	113,397 SFS	0,308 AC	113,089 SFS
AREA OF A/N TO BE EXTINGUISHED	1,398 SFS	0,032 AC	1,398 SFS
AREA OF A/N TO BE CREATED	839,376 SFS	19,274 AC	838,537 SFS
LOTS 1-49 AREA	203,978 SFS	4,683 AC	203,978 SFS
TRUNK A/N AREA	17,134 SFS	0,393 AC	17,134 SFS
AVERAGE LOT SIZE	17,134 SFS	0,393 AC	17,134 SFS
SHALLEST LOT 848	17,134 SFS	0,393 AC	17,134 SFS
LARGEST LOT 848	35,882 SFS	0,818 AC	35,882 SFS
LOT YIELD/10000 ACRES	1.05 LOTS/10000 ACRES		1.05 LOTS/10000 ACRES

BUILDING RESTRICTIONS

- PROPERTY IS ZONE R-2, RESIDENTIAL LIMITED.
- MINIMUM LOT SIZE = 2,000 SQ. FT. WITH WATER AND SEWER.
- MIN. FRONTAGE @ 61 FT. BACK = 80'.
- MIN. FRONT SETBACK = 10'.
- MIN. SIDE YARD = 10', A TOTAL OF 25' FOR BOTH.
- MIN. REAR YARD = 35'
- CORNER LOTS = 100' MIN. WIDTH SETBACK.



PLAT OF CORRECTION AND PROPERTY LINE EXTINGUISHMENT
THE MEADOWS SECTION ONE
 OWNER / DEVELOPER: MEADOWS LIMITED PARTNERSHIP
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA
AES, A PROFESSIONAL CORP.
 Architecture, Engineering, Surveying
 1781 Jamestown Rd. (804) 253-0040
 WILLIAMSBURG, VIRGINIA 23185
 Scale: 1" = 100
 Date: DEC., 1984
 Job: 3870