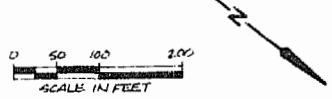


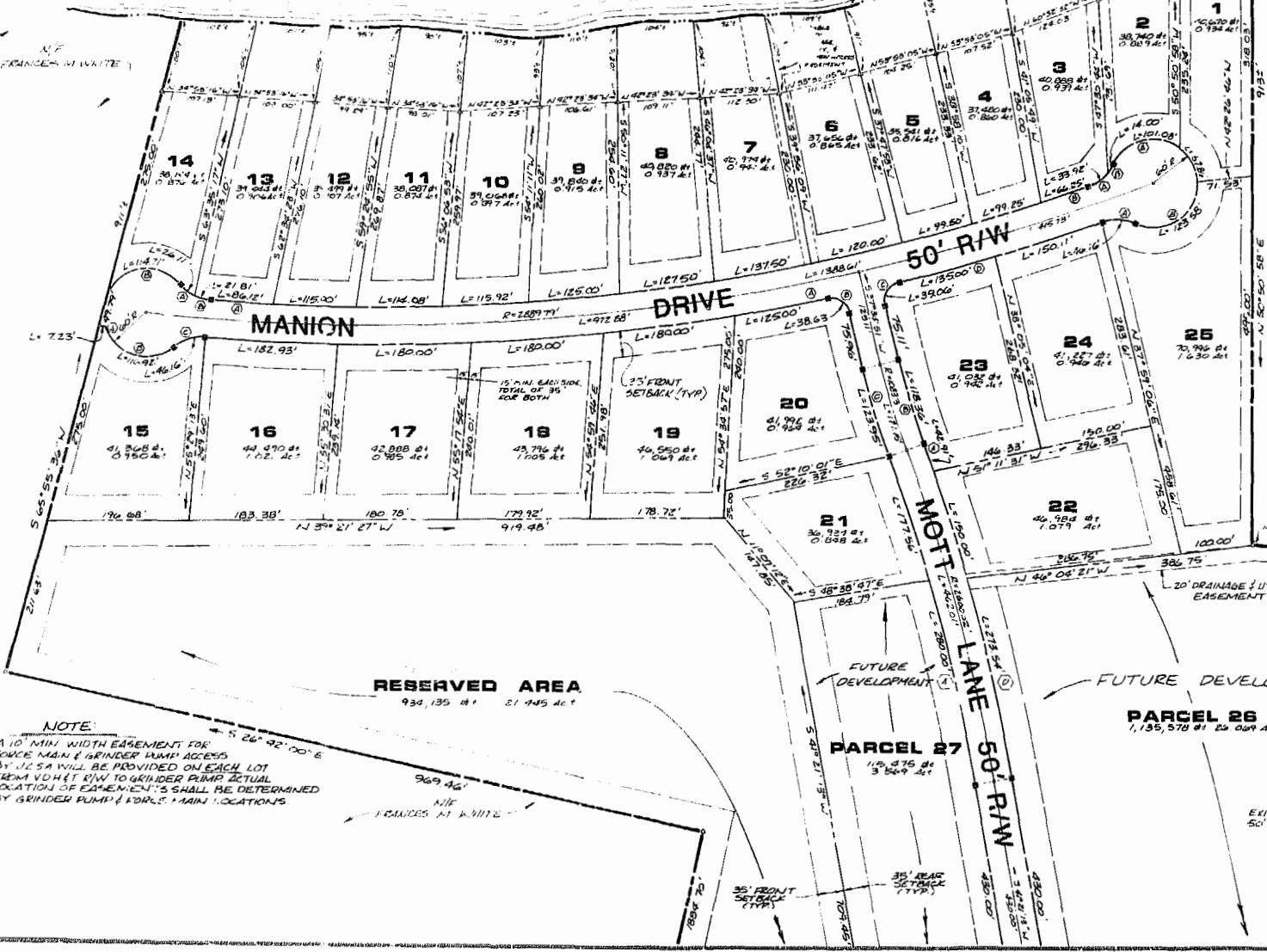
JAMES RIVER



AREA CALCULATION (SQ. FT. - ACRES) (1 AC = 43,560 SQ. FT.)

AREA OF R/W	231,100 SF	5.30 AC
AREA OF LOTS	1,045,100 SF	23.99 AC
AREA OF PARCELS (FUTURE LOTS)	1,193,499 SF	27.40 AC
RESERVED AREA	28,433 SF	0.65 AC
TOTAL AREA SUBDIVIDED	3,797,841 SF	87.00 AC

CHALLENGE LOT (S) 77' x 100' 1.77 AC
 LARGEST LOT (S) 70,994 SF 1.63 AC
 AVERAGE LOT SIZE 41,804 SF 0.96 AC
 LOT TOLERANCE EXCLUDED
 RESERVED AREA AND PARCELS 24, 31 & 32
 33



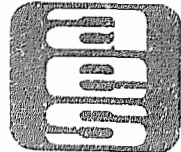
PROPERTY FIELD LOT CORNER DATA

LOT	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
1	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
2	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
3	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
4	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
5	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
6	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
7	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
8	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
9	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
10	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
11	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
12	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
13	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
14	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
15	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
16	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
17	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
18	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
19	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
20	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
21	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
22	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
23	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
24	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
25	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
26	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00
27	N 89° 52' 30" E	100.00	S 89° 52' 30" W	100.00	N 89° 52' 30" E	100.00

MINIMUM SETBACKS:
 MINIMUM FRONTAGE = 100' AT STREET LINE (FOR LOTS WITH 1+ ACRES)
 = 150' AT STREET LINE FOR LOTS GREATER THAN 1 ACRE
 FRONT SETBACK LINE = 15' AT STREET LINE FOR CORNER LOTS (WITH 1 ACRE)
 REAR SETBACK LINE = 25' SETBACK
 FOR LOTS 1+ ACRES SETBACK LINES OUTSIDE WITH PERMIT FIELD 1000' AS 1/2 CORNER LOTS
 TO LOCATION SHOWN ON PLAN. FOR REMAINING LOTS
 INVESTIGATOR REAR SETBACK IS 15'

SIDE SETBACK LINE: 15' MINIMUM A TOTAL OF 15' PER LOT. THE MINIMUM IS SIDE FACED A STREET.

NOTE:
 A 10' MIN. WIDTH EASEMENT FOR FORCE MAIN & GRINDER PUMP ACCESS BY U.S.A. WILL BE PROVIDED ON EACH LOT FROM VCH ET ALV TO GRINDER PUMP ACTUAL LOCATION OF EASEMENT'S SHALL BE DETERMINED BY GRINDER PUMP & FORCE MAIN LOCATIONS



AES, a professional corporation
 1781 Jamestown Road, Williamsburg, Va 23185
 804-251-0046
 Architecture, Engineering, Surveying, Planning

PLAT OF DRUMMONDS FIELD SECTION 1
 OWNER / DEVELOPER:
DRUMMONDS FIELD, LIMITED
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed JHB	Drawn GBR
Scale 1"=100'	Date 8/17/85
Project No. 5179	
Drawing No. 2 of 2	