

R/W CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	41°01'44"	185.00'	132.48'	69.22'	129.66'	N43°30'52"W
2	268°31'42"	25.00'	134.34'		461.62'	N62°15'00"E
3	90°30'00"	275.00'	434.37'	277.41'	190.60'	S62°15'30"W

AREA TABULATION

AREA OF R/W	86,560 SF ±	1.99 AC ±
AREA OF LOTS	411,177 SF ±	9.44 AC ±
REC AREA	161,460 SF ±	3.71 AC ±
TOTAL AREA	659,197 SF ±	15.13 AC ±

WESTRAY DOWNS SECTION I

LOT CURVE DATA TABLE

LOT	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1a	90°00'00"	25.00'	39.27'	25.00'	35.36'	S23°30'02"E
1b	86°00'00"	25.00'	37.53'	23.31'	34.10'	S64°30'00"W
1c	10°13'30"	325.00'	58.00'	29.08'	57.32'	N77°36'47"W
2	15°06'41"	325.00'	85.72'	43.11'	85.47'	S89°43'10"W
3a	02°22'18"	2824.79'	116.93'	58.47'	116.92'	S69°41'09"E
3b	15°06'41"	325.00'	85.72'	43.11'	85.47'	S74°36'29"W
4a	02°24'22"	2824.79'	118.62'	59.32'	118.61'	S72°04'29"E
4b	15°06'41"	325.00'	85.72'	43.11'	85.47'	S59°29'47"W
5	16°04'18"	325.00'	94.00'	47.33'	93.67'	S43°39'18"W
6	16°05'57"	325.00'	91.32'	45.96'	91.02'	S27°19'11"W
7	02°16'12"	325.00'	12.88'	6.44'	12.88'	S18°08'06"W
9a	103°08'12"	25.00'	45.00'	31.51'	39.17'	S68°34'06"W
9b	33°51'48"	135.00'	79.79'	41.10'	78.63'	N42°55'56"W
9c	53°58'05"	35.00'	32.97'	17.82'	31.76'	N00°59'03"E
9d	63°01'43"	50.00'	55.00'	30.66'	52.27'	N03°32'47"W
10	68°22'28"	50.00'	59.67'	33.96'	56.19'	N69°14'52"W
11	30°43'58"	50.00'	26.82'	13.74'	26.50'	S61°11'55"W
12	16°09'31"	185.00'	53.25'	26.81'	53.07'	S34°14'45"E
13a	26°32'13"	185.00'	79.23'	40.23'	78.62'	S54°45'37"E
13b	76°38'29"	25.00'	33.44'	19.76'	31.00'	S28°42'30"E
17	14°13'33"	275.00'	68.28'	34.32'	68.10'	N24°06'47"E
18	27°59'06"	275.00'	134.32'	68.53'	132.99'	N43°13'06"E
19	30°43'06"	275.00'	117.44'	75.54'	145.68'	N74°34'12"E
20a	17°34'16"	275.00'	84.34'	42.50'	84.01'	S81°17'09"E
20b	90°00'00"	25.00'	39.27'	25.00'	35.36'	S27°30'00"E
21	90°00'00"	25.00'	39.27'	25.00'	35.36'	N62°30'00"E
22a	93°38'46"	25.00'	40.86'	26.64'	36.46'	N25°40'37"W
22b	90°00'00"	25.00'	39.27'	25.00'	35.36'	N66°30'00"E

REC AREA	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
a	106°13'33"	50.00'	92.45'	66.43'	80.07'	S07°21'51"E
b	34°33'37"	35.00'	21.11'	20.79'	10.89'	S43°16'49"E

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 COLONIAL CAPITOL DEVELOPMENT COMPANY - WESTRAY DOWNS, a VIRGINIA GENERAL PARTNERSHIP AS SHOWN ON PLAT ENTITLED "WESTRAY DOWNS BOUNDARY CONTAINING 6712 AC." RECORDED AUGUST 15, 1986 IN PLAT BOOK 43 PAGE 48 IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

BY Clifford E. Anderson President
 BY Colonial Capitol Development Corp.

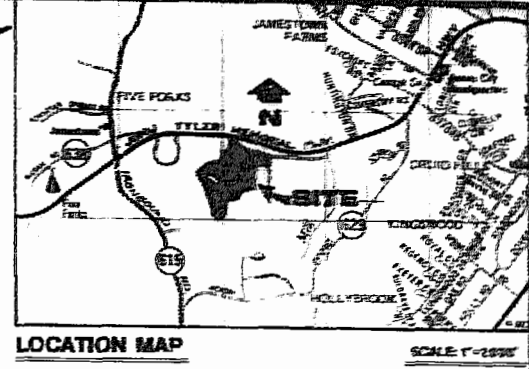
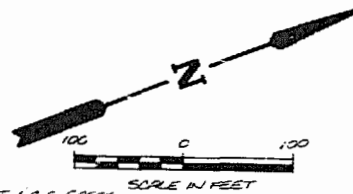
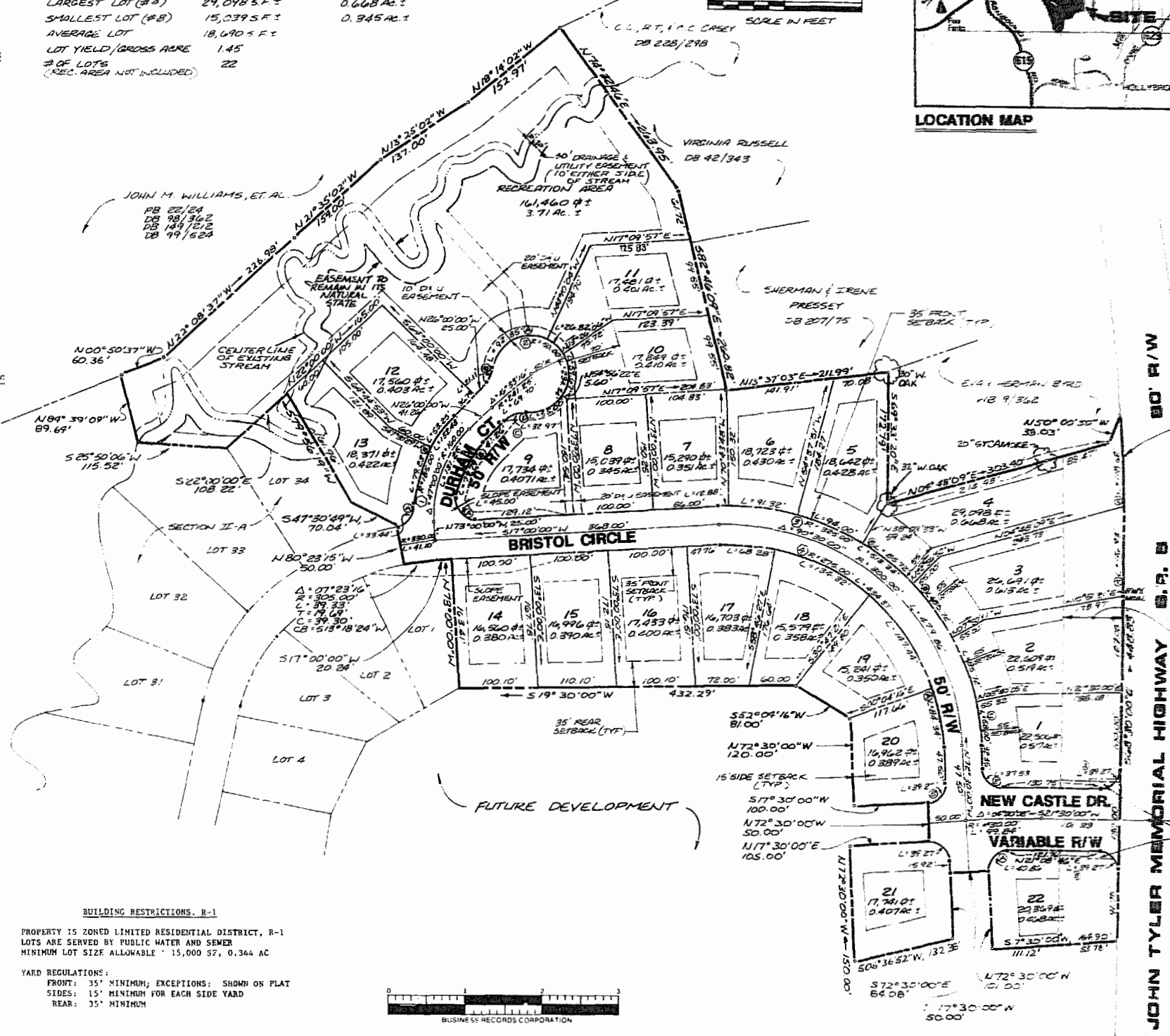
STATE OF VIRGINIA
 I, Wm. L. Miller, Jr., a NOTARY PUBLIC DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 25th DAY OF August, 1986.
 MY COMMISSION EXPIRES MAY 27, 1987.

STATE OF VIRGINIA, COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 14 DAY OF MAY, 1986, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
 TESTE: William L. Miller, Jr., CLERK
 PLAT BOOK 43 PAGE 23

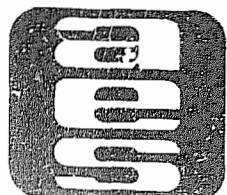
CERTIFICATE OF APPROVAL
 THIS SUBDIVISION KNOWN AS IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.
 DATE 7-28-86 F. M. Hall HIGHWAY ENGINEER
 DATE 28 July 86 July 2, 1986 HEALTH OFFICER
 DATE 28 July 86 William L. Miller, Jr. AGENT OF GOVERNING BODY
 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 SUBDIVISION WITHIN THE COUNTY HAVE BEEN COMPLETED WITH.
 GIVEN UNDER MY HAND THIS 29th DAY OF July, 1986.

BY: Wm. L. Miller, Jr.
 WILLIAM L. MILLER

BUILDING RESTRICTIONS, R-1
 PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1
 LOTS ARE SERVED BY PUBLIC WATER AND SEWER
 MINIMUM LOT SIZE ALLOWABLE: 15,000 SF, 0.364 AC
 YARD REGULATIONS:
 FRONT: 35' MINIMUM; EXCEPTIONS: SHOWN ON PLAT
 SIDES: 15' MINIMUM FOR EACH SIDE YARD
 REAR: 35' MINIMUM



JOHN TYLER MEMORIAL HIGHWAY S.P. 6



AES, a professional corporation
 1781 Jamestown Road, Williamsburg, Va. 23185
 804-253-0040
 Engineering, Planning, Surveying

SUBDIVISION OF WESTRAY DOWNS SECTION I
 OWNER/DEVELOPER: COLONIAL CAPITOL DEVELOPMENT COMPANY - WESTRAY DOWNS
 JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	29th August 1986		
2			
3			

Designed JEB	Drawn RMS
Scale 1"=100'	Date JULY, 1986
Project No. 5887	
Drawing No. PLAT	