

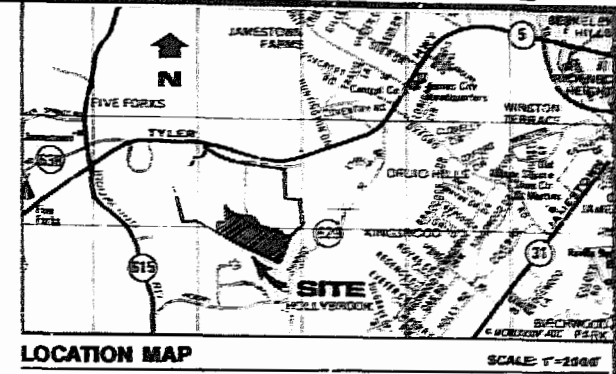
LOT CURVE DATA

LOT	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
6	01°08'36"	545.00'	10.88'	5.44'	10.88'	N57°14'52"W
7	09°52'43"	545.00'	93.96'	47.10'	93.85'	N51°44'19"W
8	09°52'43"	545.00'	93.97'	47.10'	93.85'	N41°51'36"W
9	08°25'14"	545.00'	80.10'	40.12'	80.03'	N32°42'38"W
10	04°30'00"	286.62'	22.51'	11.26'	22.50'	N30°44'56"W
11	26°46'11"	286.62'	133.91'	68.20'	132.70'	N46°23'04"W
12	20°28'50"	286.62'	102.45'	51.78'	101.91'	N70°00'36"W
14	25°31'59"	245.00'	109.18'	55.51'	108.28'	S86°59'01"W
15a	17°42'39"	295.00'	91.19'	45.96'	90.83'	N61°36'19"E
15b	27°45'49"	60.00'	29.07'	14.83'	28.79'	N40°54'29"W
15c	44°14'23"	25.00'	19.30'	10.16'	18.83'	N32°40'12"W
15d	81°00'39"	25.00'	35.35'	21.36'	32.48'	N29°57'19"E
16	50°55'36"	60.00'	53.33'	28.57'	51.59'	N01°33'46"W
17	55°31'02"	60.00'	58.14'	31.58'	55.89'	N51°39'32"E
18	55°31'02"	60.00'	58.14'	31.58'	55.89'	S72°49'26"E
19	50°55'36"	60.00'	53.33'	28.57'	51.59'	S19°36'08"E
20a	11°18'39"	295.00'	58.24'	29.21'	58.14'	S85°54'19"E
20b	81°00'39"	25.00'	35.35'	21.36'	32.48'	S51°03'19"E
20c	62°36'38"	25.00'	27.32'	15.20'	25.98'	S20°45'17"W
20d	46°11'56"	60.00'	48.38'	25.59'	47.08'	S28°57'38"W
22	12°56'28"	336.62'	76.03'	38.18'	75.87'	S73°46'47"E
23	15°36'53"	336.62'	91.54'	46.06'	91.26'	S59°31'05"E
24	16°23'17"	336.62'	96.28'	48.47'	95.95'	S43°32'00"E
25	06°50'22"	336.62'	40.18'	20.12'	40.16'	S31°55'09"E
26	07°52'28"	495.00'	68.03'	34.07'	67.98'	S32°26'15"E
27	12°27'20"	495.00'	107.61'	54.02'	107.40'	S42°36'08"E
28	08°59'30"	495.00'	77.68'	38.92'	77.60'	S53°19'32"E

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, 0.344 AC

YARD REGULATIONS:
 FRONT: 35' MINIMUM; EXCEPTIONS: SHOWN ON PLAT
 SIDES: 15' MINIMUM FOR EACH SIDE YARD
 P: 35' MINIMUM

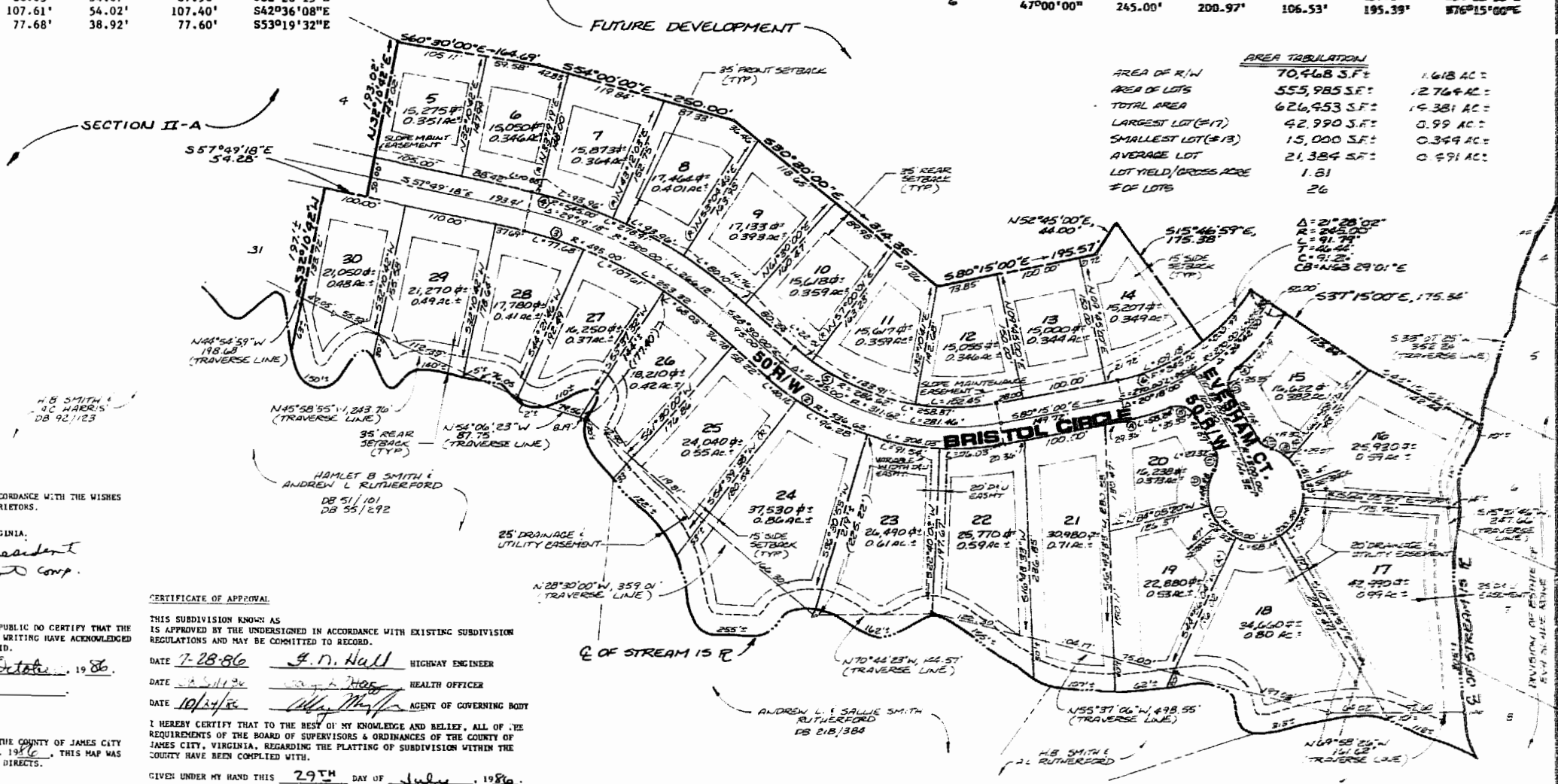
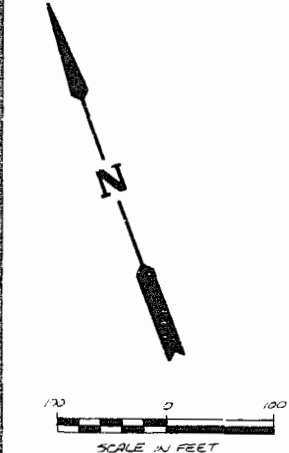


R/W CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	286°50'59"	300.39'	300.39'			
2	51°45'00"	336.62'	304.03'	163.27'	293.80'	N54°22'30"E
3	29°19'18"	495.00'	253.32'	129.50'	250.57'	N43°09'39"E
4	29°19'18"	545.00'	278.91'	142.58'	275.88'	S43°09'39"E
5	51°45'00"	286.62'	258.87'	139.02'	250.16'	S54°22'30"E
6	47°00'00"	245.00'	200.97'	106.53'	195.39'	S76°15'00"E

AREA TABULATION

AREA OF R/W	70,468 S.F.±	1.618 AC±
AREA OF LOTS	555,985 S.F.±	12.764 AC±
TOTAL AREA	626,453 S.F.±	14.381 AC±
LARGEST LOT (#17)	42,990 S.F.±	0.99 AC±
SMALLEST LOT (#13)	15,000 S.F.±	0.344 AC±
AVERAGE LOT	21,384 S.F.±	0.591 AC±
LOT YIELD/CROSS ACRE	1.81	
# OF LOTS	26	

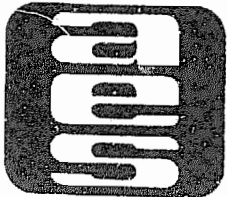


OWNER'S CONSENT & DEDICATION
 THIS SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.
 TITLE TO THE LAND SHOWN HEREON IS VESTED IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.
 BY Clifford E. Anderson President
 BY Colonial Capital Development Corp.
 - William L. Miller

STATE OF VIRGINIA
 I, William L. Miller, a MYSTERY 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 3rd DAY OF October, 1986.
 MY COMMISSION EXPIRES May 17, 1988.

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 G. N. Hall HIGHWAY ENGINEER
 DATE 8-2-86 W. L. Miller, Jr. HEALTH OFFICER
 DATE 10/24/86 William L. Miller 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 COMPLIED WITH.
 GIVEN UNDER MY HAND THIS 29th DAY OF July, 1986.
 BY: William L. Miller
 WILLIAM L. MILLER



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

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



No.	DATE	REVISION / COMMENT / NOTE	BY

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