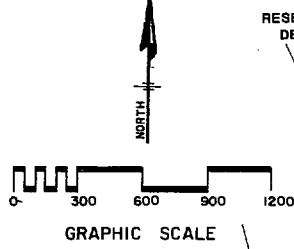
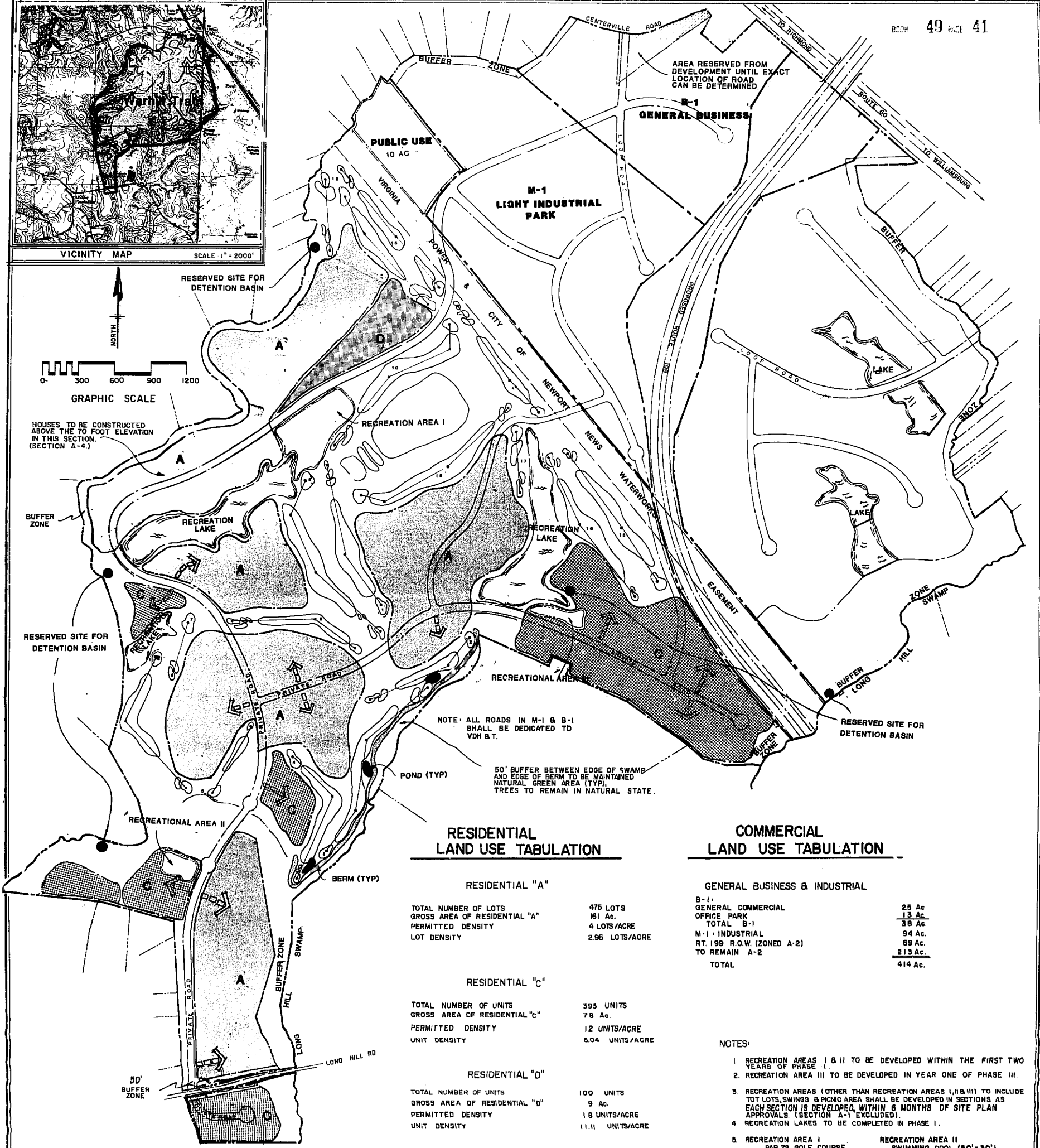


VICINITY MAP SCALE 1" = 2000'



HOUSES TO BE CONSTRUCTED ABOVE THE 70 FOOT ELEVATION IN THIS SECTION. (SECTION A-4.)



RESIDENTIAL LAND USE TABULATION

RESIDENTIAL "A"	
TOTAL NUMBER OF LOTS	475 LOTS
GROSS AREA OF RESIDENTIAL "A"	181 Ac.
PERMITTED DENSITY	4 LOTS/ACRE
LOT DENSITY	2.96 LOTS/ACRE
RESIDENTIAL "C"	
TOTAL NUMBER OF UNITS	393 UNITS
GROSS AREA OF RESIDENTIAL "C"	78 Ac.
PERMITTED DENSITY	12 UNITS/ACRE
UNIT DENSITY	5.04 UNITS/ACRE
RESIDENTIAL "D"	
TOTAL NUMBER OF UNITS	100 UNITS
GROSS AREA OF RESIDENTIAL "D"	9 Ac.
PERMITTED DENSITY	18 UNITS/ACRE
UNIT DENSITY	11.11 UNITS/ACRE

COMMERCIAL LAND USE TABULATION

GENERAL BUSINESS & INDUSTRIAL	
B-1 GENERAL COMMERCIAL	25 Ac.
OFFICE PARK	13 Ac.
TOTAL B-1	38 Ac.
M-1 INDUSTRIAL	94 Ac.
RT. 199 R.O.W. (ZONED A-2)	69 Ac.
TO REMAIN A-2	213 Ac.
TOTAL	414 Ac.

OPEN SPACE	
PUBLIC USE	10 Ac.
NON RESIDENTIAL AMENITY AND SERVICE SITES	12 Ac.
GOLF COURSE, LAKES AND BUFFERS, MARSH RESERVE	214 Ac.
OPEN SPACE WITHIN RESIDENTIAL AREAS	9 Ac.
TOTAL AREA OF OPEN SPACE	245 Ac.
TOTAL AREA OF PROJECT	484 Ac.
% OF OPEN AREA	51 %
OVERALL DENSITY	
TOTAL PROJECT AREA	484 Ac.
TOTAL NUMBER OF RESIDENTIAL UNITS	868 UNITS
OVERALL PROJECT DENSITY	2.00 UNITS/ACRE

- NOTES:
- RECREATION AREAS I & II TO BE DEVELOPED WITHIN THE FIRST TWO YEARS OF PHASE I.
 - RECREATION AREA III TO BE DEVELOPED IN YEAR ONE OF PHASE III.
 - RECREATION AREAS (OTHER THAN RECREATION AREAS I, II, III) TO INCLUDE TOT LOTS, SWINGS & PICNIC AREA SHALL BE DEVELOPED IN SECTIONS AS EACH SECTION IS DEVELOPED, WITHIN 6 MONTHS OF SITE PLAN APPROVALS (SECTION A-1 EXCLUDED).
 - RECREATION LAKES TO BE COMPLETED IN PHASE I.
 - RECREATION AREA I
 - PAR 72 GOLF COURSE
 - 2 TENNIS COURTS (80' x 120')
 - SWIMMING POOL (75' x 45')
 - CLUB HOUSE
 - SAND BEACH ON LAKE
 - SMALL BOAT FACILITY
 - EQUESTRIAN FACILITY
 - RECREATION AREA II
 - SWIMMING POOL (80' x 30')
 - COVERED PICNIC AREA
 - BASKETBALL COURT
 - TWO SWING ENSEMBLES
 - RECREATION AREA III
 - TENNIS COURT (80' x 120')
 - PICNIC AREA
 - TOT LOT
- Recorded 2nd day of Sept. 1987
 B. B. No. 406 - pages 49
 [Signature] Clerk

STATEMENT OF ASSURANCE:
 DEED OF EASEMENT OR OTHER DOCUMENTS ALONG WITH ASSURANCE THAT PROPERTY OWNER COMMUNITY ASSOCIATION OR SIMILAR ORGANIZATION HAS BEEN LEGALLY ESTABLISHED, ALL SATISFACTORY TO COUNTY ATTORNEY, SHALL BE FURNISHED WITH EACH FINAL PLAN SAFEGUARDING PERMANENT USE OF OPEN OR COMMON AREAS AND ASSURING SUCH PROPERTY SHALL BE MAINTAINED IN GOOD REPAIR BY ASSESSMENT CONSTITUTING A PRORATA LIEN UPON THE INDIVIDUAL LOTS SHOWN ON THE FINAL PLAN.

<p>1986 MASTER PLAN WARHILL TRACT</p> <p>OWNER/DEVELOPER: JACK BORUGGS, VIRGINIA INTERNATIONAL REALTY</p>		<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>1/28/87</td> <td>CEB</td> <td>PRELIMINARY PLAN</td> </tr> <tr> <td>2</td> <td>2/2/87</td> <td>CEB</td> <td>REVISED PER MEMO DTD 1-27-87, COUNTY</td> </tr> <tr> <td>3</td> <td>2/2/87</td> <td>CEB</td> <td>REVISED PER MEMO DTD 1-27-87, COUNTY</td> </tr> <tr> <td>4</td> <td>2/2/87</td> <td>CEB</td> <td>REVISED PER MEMO DTD 1-27-87, COUNTY</td> </tr> </table>	NO.	DATE	BY	DESCRIPTION	1	1/28/87	CEB	PRELIMINARY PLAN	2	2/2/87	CEB	REVISED PER MEMO DTD 1-27-87, COUNTY	3	2/2/87	CEB	REVISED PER MEMO DTD 1-27-87, COUNTY	4	2/2/87	CEB	REVISED PER MEMO DTD 1-27-87, COUNTY	<p>APPROVED:</p> <p>[Signature]</p> <p>DATE: 2/2/87</p>	<p>APPROVED:</p> <p>[Signature]</p> <p>DATE: 2/2/87</p>	<p>APPROVED:</p> <p>[Signature]</p> <p>DATE: 2/2/87</p>	<p>APPROVED:</p> <p>[Signature]</p> <p>DATE: 2/2/87</p>
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<p>POWHATAN DISTRICT JAMES CITY COUNTY EXHIBIT 4 VIRGINIA</p>		<p>WILLIAMSBURG, VA 23185 (804) 228-1776 / 875-1785</p>		<p>RICKMOND ENGINEERING INC. CIVIL ENGINEERING ENVIRONMENTAL ENGINEERING LAND DEVELOPMENT PLANNING</p>																						