

NOTE: FOR THOSE LOTS ADJOINING PONDS OR LAKES, THE CORRESPONDING PROPERTY LINE BETWEEN THE LAKE OR POND AND THE LOT SHALL BE THE LINE OF NORMAL POOL OF THE ADJACENT POND OR LAKE. THE AREA OF EACH LOT IS CALCULATED TO THE LINE OF NORMAL POOL. THE DOTTED LINE REPRESENTS A TRAVERSE LINE (FOR CLOSURE) AND DOES NOT REPRESENT A PROPERTY LINE.

NOTE REGARDING BUILDING SETBACKS

UNLESS OTHERWISE NOTED, BUILDING SETBACKS FOR THE LOTS SHOWN ARE AS FOLLOWS:
 FRONT: 50'
 SIDE: 10'
 REAR: 40'

NOTE: FRONT SETBACK FOR LOT 35 IS A STRAIGHT LINE FROM A POINT 60' ALONG THE EASTERN LINE AND 50' ALONG THE WESTERN LINE.



LOT CURVE DATA TABLE

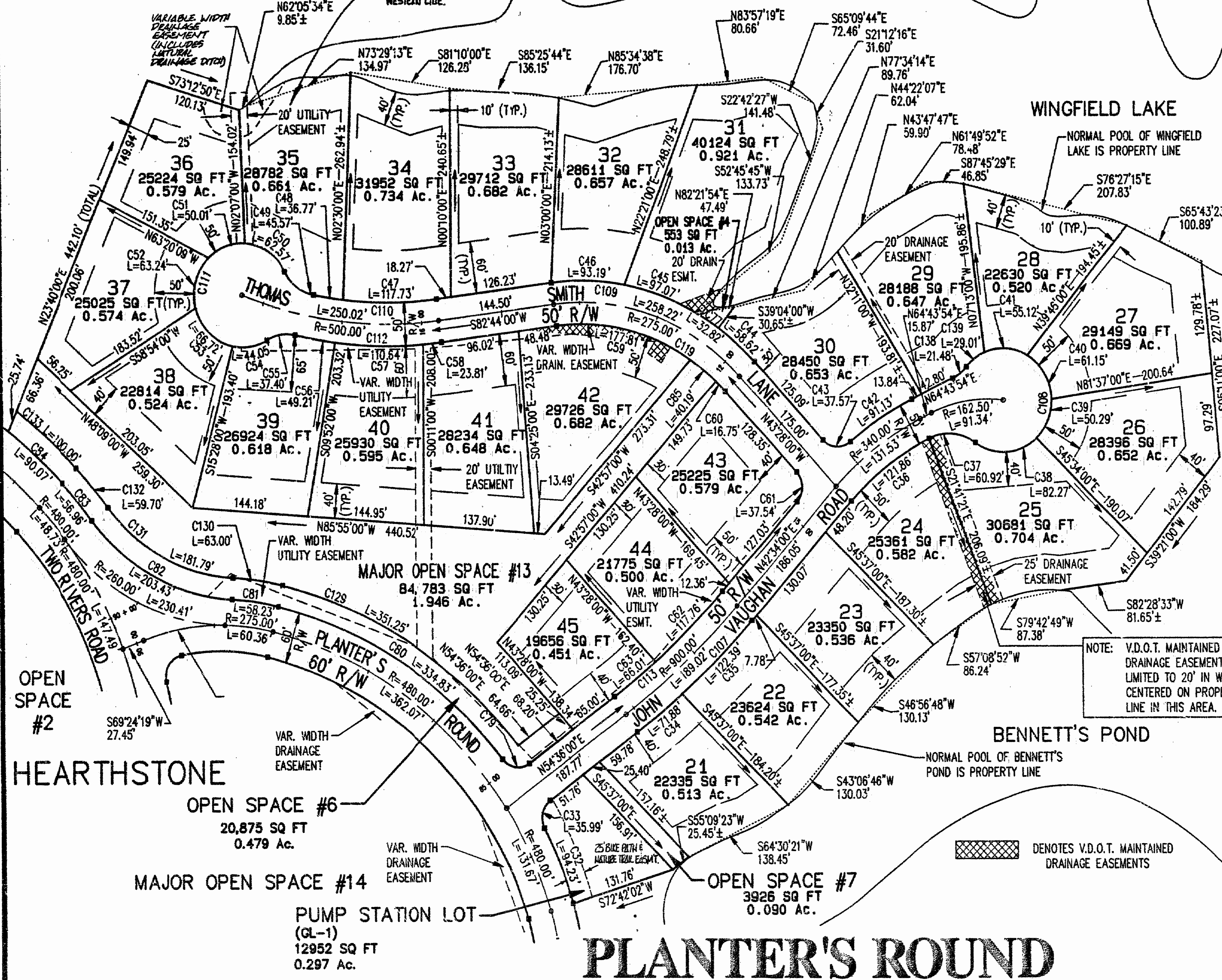
No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C32	10°35'12"	510.00'	94.23'	47.25'	94.10'	S22°35'34"E
C33	82°29'10"	25.00'	35.99'	21.92'	32.96'	S13°21'25"W
C34	04°27'09"	925.00'	71.88'	35.96'	71.86'	N52°22'26"E
C35	07°34'51"	925.00'	122.39'	61.28'	122.30'	N46°21'26"E
C36	22°09'54"	315.00'	121.86'	61.70'	121.10'	N53°38'57"E
C37	60°00'00"	50.00'	52.36'	28.87'	50.00'	S85°16'06"E
C38	77°22'36"	50.00'	67.52'	40.04'	62.51'	N86°02'36"E
C39	47°03'00"	50.00'	41.06'	21.77'	39.91'	N23°49'48"E
C40	61°44'00"	50.00'	53.87'	29.88'	51.30'	N30°33'42"W
C41	53°50'24"	50.00'	46.98'	25.39'	45.27'	N88°20'54"W
C42	14°18'18"	365.00'	91.13'	45.80'	90.89'	N57°34'45"E
C43	86°06'24"	25.00'	37.57'	23.36'	34.13'	S86°31'12"E
C44	11°11'45"	300.00'	58.62'	29.40'	58.53'	S49°03'53"E
C45	10°32'17"	300.00'	97.07'	48.96'	96.64'	N70°12'02"W
C46	17°47'50"	300.00'	93.19'	46.97'	92.81'	S88°22'05"E
C47	14°12'02"	475.00'	117.73'	59.17'	117.43'	S89°50'01"W
C48	04°26'07"	475.00'	36.77'	18.39'	36.76'	N80°50'55"W
C49	52°13'29"	50.00'	45.57'	24.51'	44.01'	N52°31'07"W
C50	59°45'13"	60.00'	62.57'	34.47'	59.78'	N56°16'59"W
C51	47°45'13"	60.00'	50.01'	26.56'	48.57'	S69°57'48"W
C52	60°23'20"	60.00'	63.24'	34.91'	60.35'	N15°53'32"E
C53	63°43'01"	60.00'	66.72'	37.29'	63.34'	S46°09'38"E
C54	42°03'55"	60.00'	44.05'	23.07'	43.07'	N80°56'53"E
C55	42°51'40"	50.00'	37.40'	19.63'	36.54'	N81°20'46"E
C56	05°22'12"	525.00'	49.21'	24.62'	49.19'	S79°54'30"E
C57	12°04'30"	525.00'	110.64'	55.53'	110.44'	S88°37'51"E
C58	02°35'54"	525.00'	23.81'	11.91'	23.81'	N84°01'57"E
C59	40°45'03"	250.00'	177.81'	92.85'	174.09'	S76°53'28"E
C60	03°50'19"	250.00'	16.75'	8.38'	16.75'	S45°23'10"E
C61	86°02'00"	25.00'	37.54'	23.33'	34.11'	S00°27'00"E
C62	07°42'40"	875.00'	117.76'	58.97'	117.67'	S46°25'20"W
C63	04°19'20"	875.00'	66.01'	33.02'	65.99'	S52°26'20"W
C139	27°42'24"	60.00'	29.01'	14.80'	28.73'	S53°57'54"W
C138	24°37'12"	50.00'	21.48'	10.91'	21.32'	S52°25'18"W

OPEN SPACE CURVE DATA TABLE

No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C77	06°16'07"	300.00'	32.82'	16.43'	30.65'	N57°47'49"W
C79	86°46'53"	25.00'	37.87'	23.63'	34.35'	S82°00'34"E
C80	37°37'01"	510.00'	334.83'	173.70'	328.85'	S57°25'38"E
C81	10°56'21"	305.00'	58.23'	29.20'	58.14'	N81°42'18"E
C82	49°35'53"	235.00'	203.43'	108.58'	197.14'	S62°22'32"E
C83	06°16'33"	520.00'	56.96'	28.51'	56.93'	S40°42'52"E
C84	08°24'01"	614.31'	90.07'	45.11'	89.99'	S48°03'09"E
C85	09°12'37"	250.00'	40.19'	20.14'	40.14'	N51°54'38"W
C129	37°37'01"	535.00'	351.25'	182.22'	344.97'	N57°25'38"W
C130	10°56'21"	330.00'	63.00'	31.60'	62.91'	N81°42'18"W
C131	49°35'53"	210.00'	181.79'	97.03'	176.16'	N62°22'32"W
C132	06°16'33"	545.00'	59.70'	29.88'	59.67'	N40°42'52"W
C133	08°57'42"	639.31'	100.00'	50.10'	99.89'	N48°19'59"W

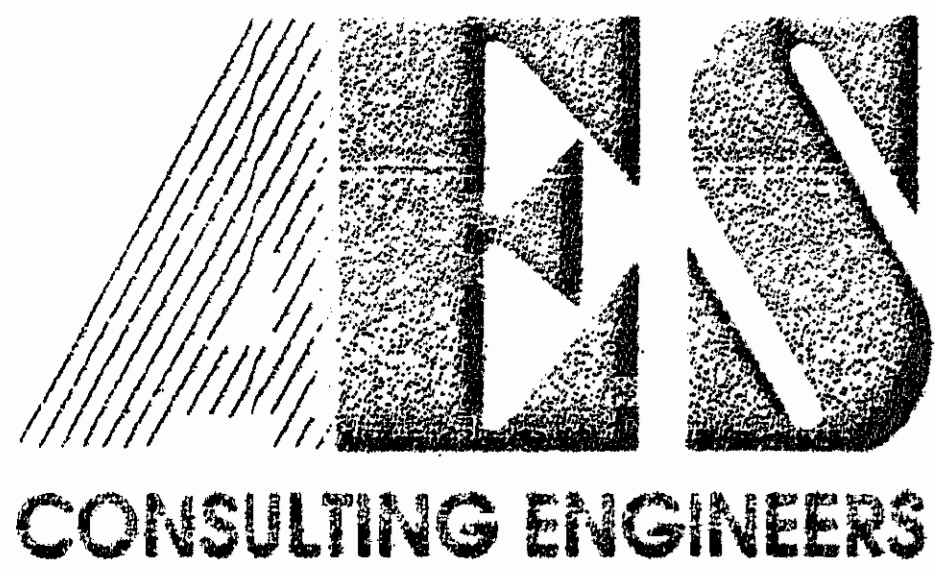
RIGHT-OF-WAY CURVE DATA TABLE

No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C107	12°02'00"	925.00'	194.27'	97.49'	193.91'	N48°35'00"E
C108	24°00'00"	50.00'	209.44'	152.20'	86.60'	N04°43'54"E
C109	53°48'00"	300.00'	281.70'	152.20'	271.46'	N70°22'00"W
C110	18°38'09"	475.00'	154.50'	77.94'	153.82'	N87°56'56"W
C111	27°40'42"	60.00'	286.60'	92.78'	82.09'	S16°45'17"W
C112	20°02'36"	525.00'	183.66'	92.78'	182.72'	S87°14'42"E
C113	12°02'00"	875.00'	183.77'	92.22'	183.43'	S48°35'00"W
C119	53°48'00"	250.00'	234.75'	126.83'	226.22'	S70°22'00"E



NOTE: V.D.O.T. MAINTAINED DRAINAGE EASEMENT IS LIMITED TO 20' IN WIDTH, CENTERED ON PROPERTY LINE IN THIS AREA.

Denotes V.D.O.T. MAINTAINED DRAINAGE EASEMENTS



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (804) 253-0040
 Fax (804) 220-8994

PLAT OF
PLANTER'S ROUND
 THE
GOVERNOR'S LAND
 At Two Rivers
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed VMB	Drawn
Scale 1"=100'	Date 4/23/93
Project No. 7173	
Drawing No. 5 of 5	