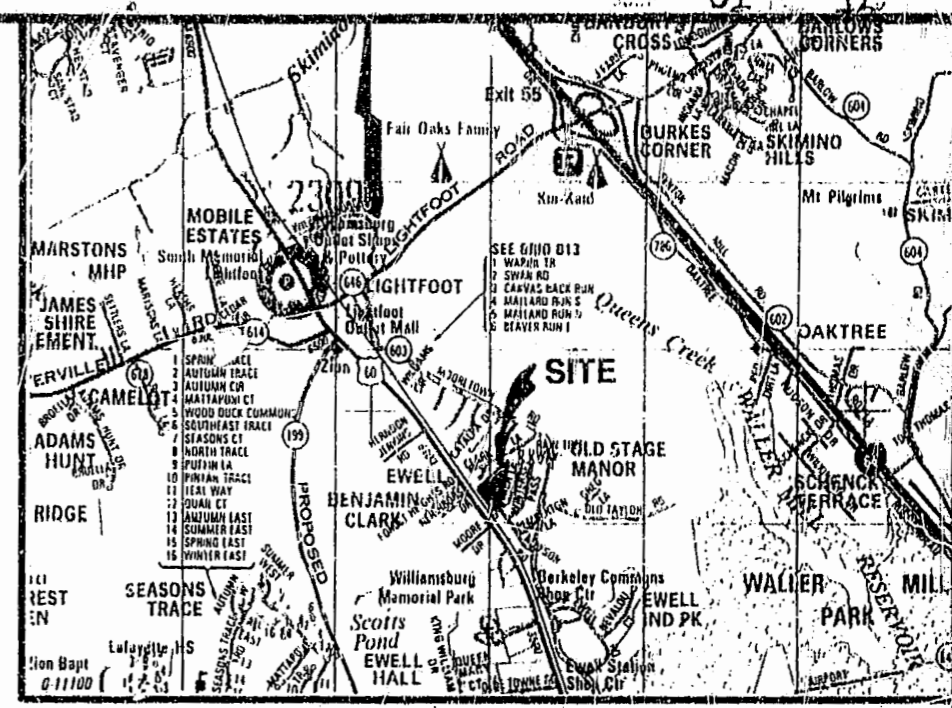
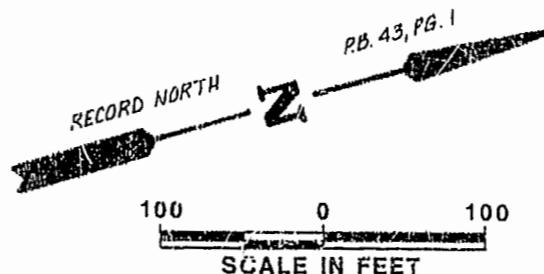


AREA TABULATION

TOTAL AREA OF LOTS	194,865 S.F.	4.4734 AC.
AREA OF RIGHT-OF-WAY	73,295 S.F.	1.6826 AC.
AREA OF OPEN SPACE	57,198 S.F.	1.3132 AC.
TOTAL AREA OF PHASE I	325,358 S.F.	7.4692 AC.
LARGEST LOT (24)	10,718 S.F.	0.2461 AC.
SMALLEST LOT (3)	4,115 S.F.	0.0945 AC.
NUMBER OF LOTS	42	
AVERAGE LOT SIZE	4,639 S.F.	0.1065 AC.



LOCATION MAP
SCALE: 1"=2000'

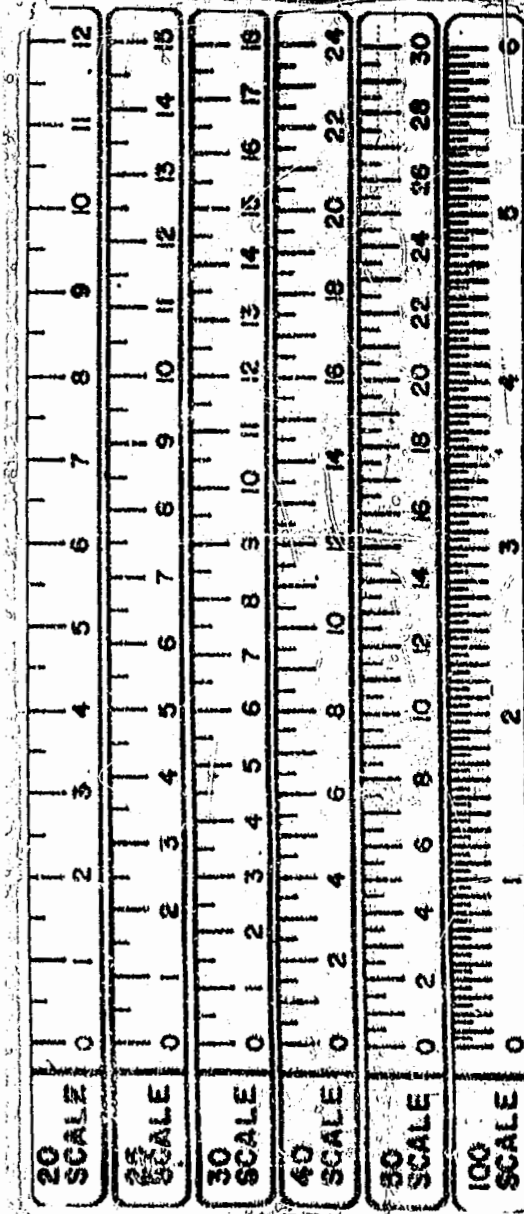
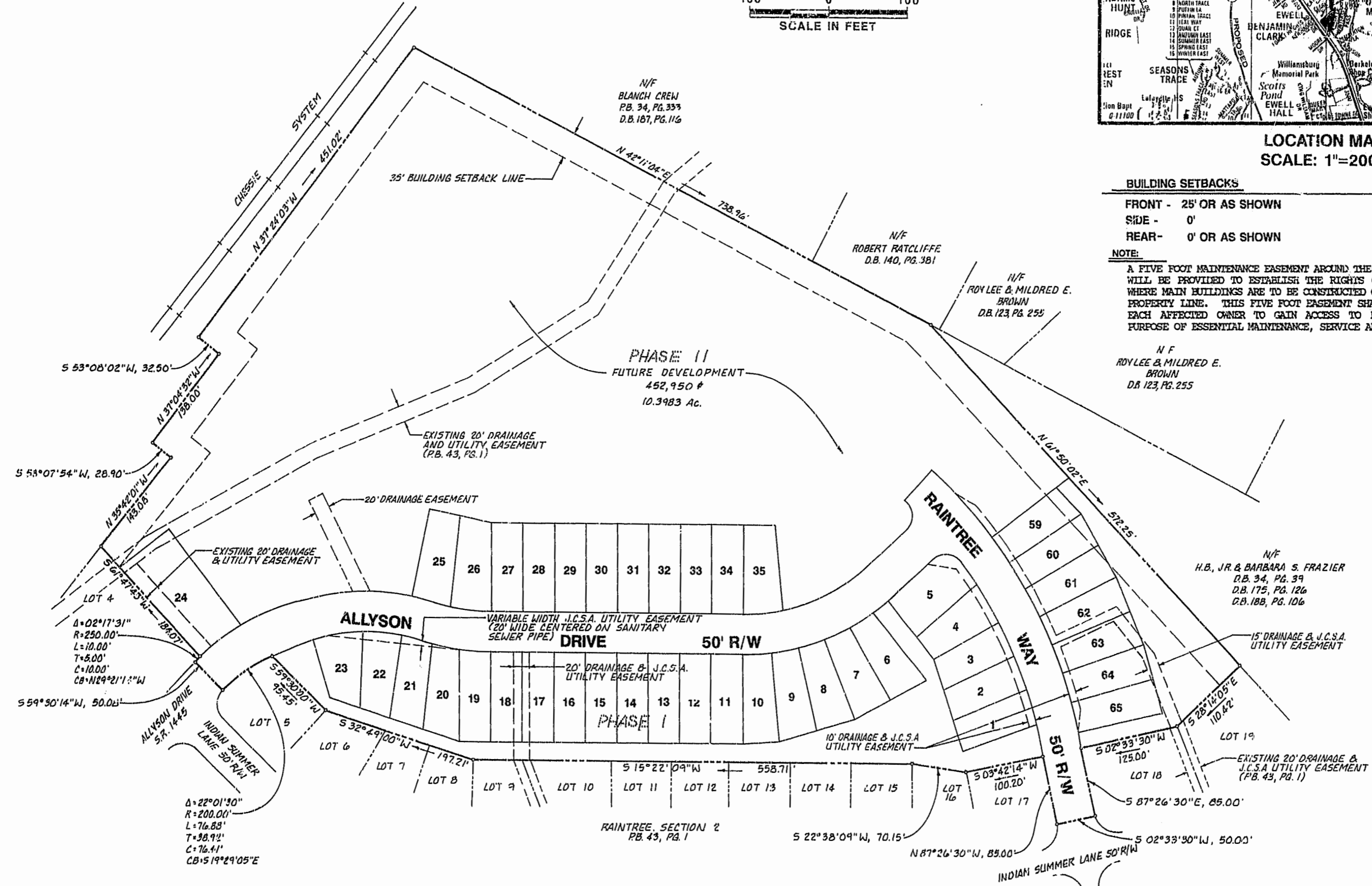
BUILDING SETBACKS

- FRONT - 25' OR AS SHOWN
- SIDE - 0'
- REAR - 0' OR AS SHOWN

NOTE:

A FIVE FOOT MAINTENANCE EASEMENT AROUND THE SIDES AND REAR OF EACH LOT WILL BE PROVIDED TO ESTABLISH THE RIGHTS OF TWO ADJUTING PROPERTIES WHERE MAIN BUILDINGS ARE TO BE CONSTRUCTED ON OR WITHIN FIVE FEET OF A PROPERTY LINE. THIS FIVE FOOT EASEMENT SHALL ESTABLISH THE RIGHTS OF EACH AFFECTED OWNER TO GAIN ACCESS TO EACH OWNER'S BUILDING FOR PURPOSE OF ESSENTIAL MAINTENANCE, SERVICE AND DRAINAGE.

N F ROYLEE & MILDRED E. BROWN D.B. 123, PG. 255



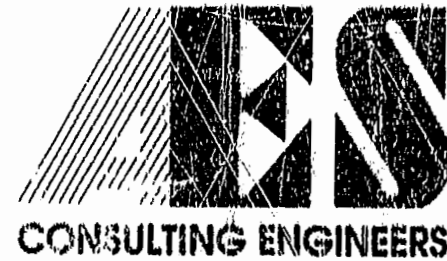
PROPERTY IS ZONED R-2, GENERAL RESIDENTIAL DISTRICT.
ALL LOTS SERVED BY PUBLIC WATER AND SEWER.
THIS SUBDIVISION IS A PORTION OF TAX PARCEL (33-1)(1-13)

PLAT RECORDED IN
P.L. NO. 61 PAGE 13+14

INDEX OF SHEETS

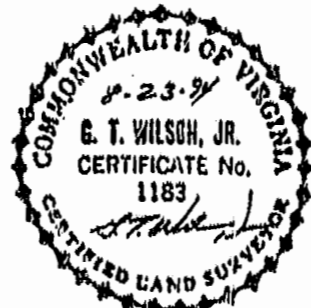
COVER SHEET	1 OF 3
LOTS 1-10, 35, & 59-65	2 OF 3
LOTS 11-34	3 OF 3

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March 1995
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106-2506-2



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

PLAT OF SUBDIVISION
RAINTREE VILLAS
PHASE I, LOTS 1-35 & 59-65
OWNER/DEVELOPER: LEONARD M. EPSTEIN
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed S.O.W.	Drawn C.L.J.
Scale 1"=100'	Date 8/9/94
Project No. 5919-5	
Drawing No. 1 of 3	