

RIGHT-OF-WAY CURVE DATA

MARK	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	14°37'19"	548.86'	140.07'	70.42'	139.89'	S49°29'43"W
2	41°24'35"	50.00'	36.14'	18.90'	35.36'	S21°28'49"W
3	262°49'09"	50.00'	229.35'	---	75.00'	N47°48'56"W
4	41°24'35"	50.00'	36.14'	18.90'	35.36'	N82°53'21"E
5	14°40'43"	598.88'	153.42'	77.13'	103.00'	N49°31'25"E

AREA TABULATION

TOTAL AREA OF RESIDENTIAL LOTS	103,236 S.F.	2.370 AC.
TOTAL AREA OF RIGHT-OF-WAYS	32,168 S.F.	0.739 AC.
TOTAL AREA OF OPEN SPACE	317,546 S.F.	7.289 AC.

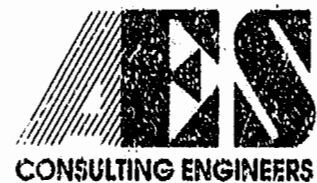
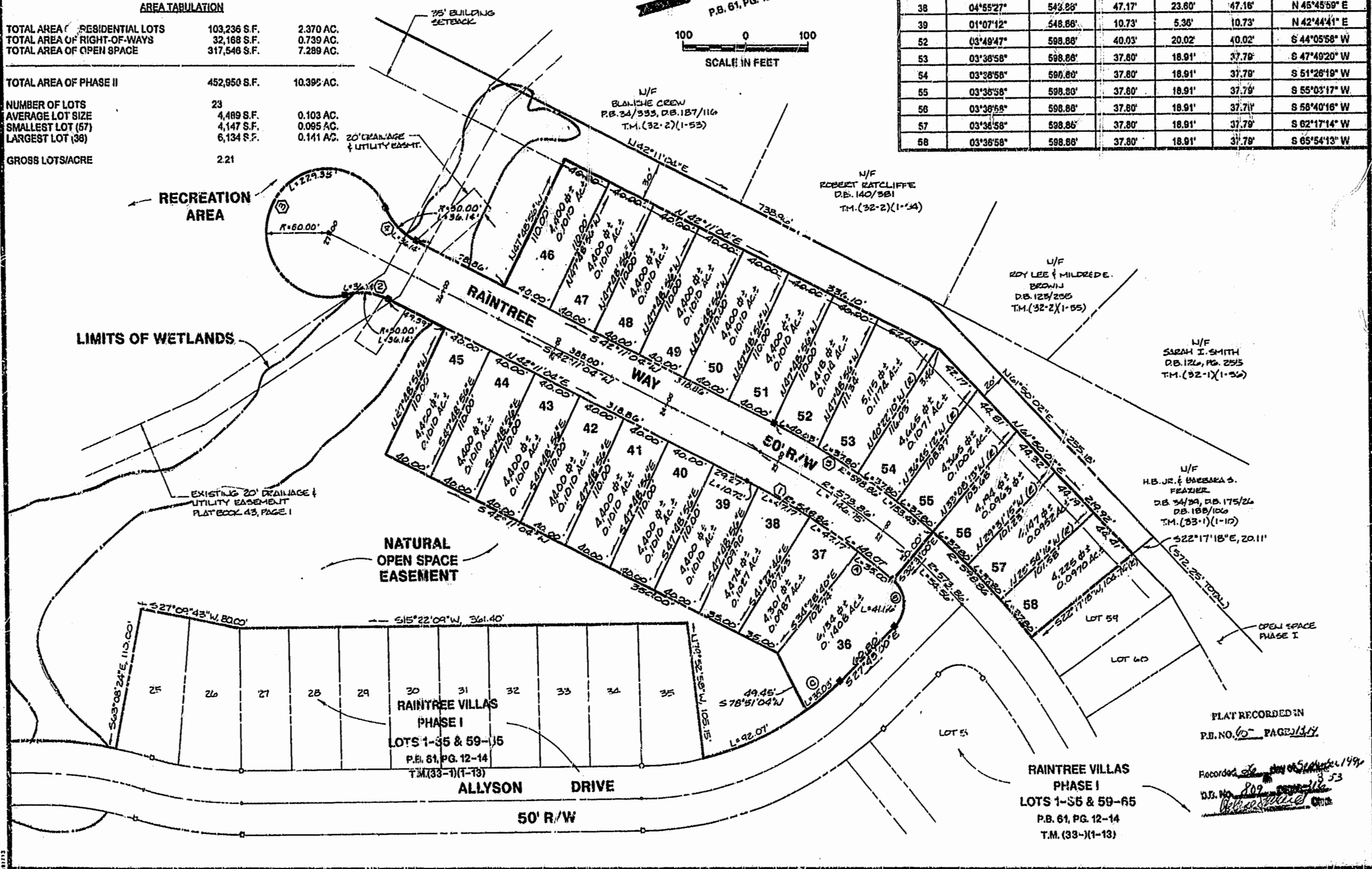
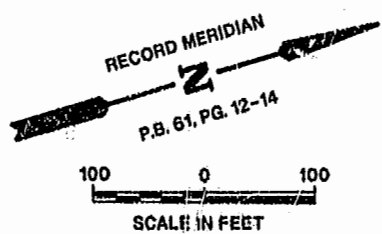
TOTAL AREA OF PHASE II	452,950 S.F.	10.395 AC.
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NUMBER OF LOTS	23	
AVERAGE LOT SIZE	4,489 S.F.	0.103 AC.
SMALLEST LOT (57)	4,147 S.F.	0.095 AC.
LARGEST LOT (38)	6,134 S.F.	0.141 AC.

GROSS LOTS/ACRE	2.21
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LOT CURVE DATA

LOT	Δ	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
38A	03°39'13"	548.88'	35.00'	17.51'	34.35'	S 54°58'47" W
38B	95°28'37"	25.00'	41.88'	27.81'	37.00'	S 75°27'18" E
38C	08°31'20"	235.50'	35.03'	17.52'	35.00'	S 23°27'20" E
37	04°55'27"	548.88'	47.17'	23.80'	47.16'	N 50°41'26" E
38	04°55'27"	548.88'	47.17'	23.80'	47.16'	N 45°45'59" E
39	01°07'12"	548.88'	10.73'	5.36'	10.73'	N 42°44'41" E
52	03°49'47"	598.88'	40.03'	20.02'	40.02'	S 44°05'58" W
53	03°36'58"	598.88'	37.80'	18.91'	37.79'	S 47°40'20" W
54	03°36'58"	598.88'	37.80'	18.91'	37.79'	S 51°28'19" W
55	03°36'58"	598.88'	37.80'	18.91'	37.79'	S 55°03'17" W
56	03°36'58"	598.88'	37.80'	18.91'	37.79'	S 58°40'16" W
57	03°36'58"	598.88'	37.80'	18.91'	37.79'	S 62°17'14" W
58	03°36'58"	598.88'	37.80'	18.91'	37.79'	S 65°54'13" W



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

PLAT OF SUBDIVISION
RAINTREE VILLAS
 PHASE II, LOTS 36 - 58
 OWNER/DEVELOPER: LEONARD M. EPSTEIN
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed SOW
 Scale 1"=50'
 Project No. 5919-5
 Drawing No. 2 of 2

PLAT RECORDED IN
 P.B. NO. 60 PAGE 13/14
 Recorded on 5/24/94
 D.J. No. 809