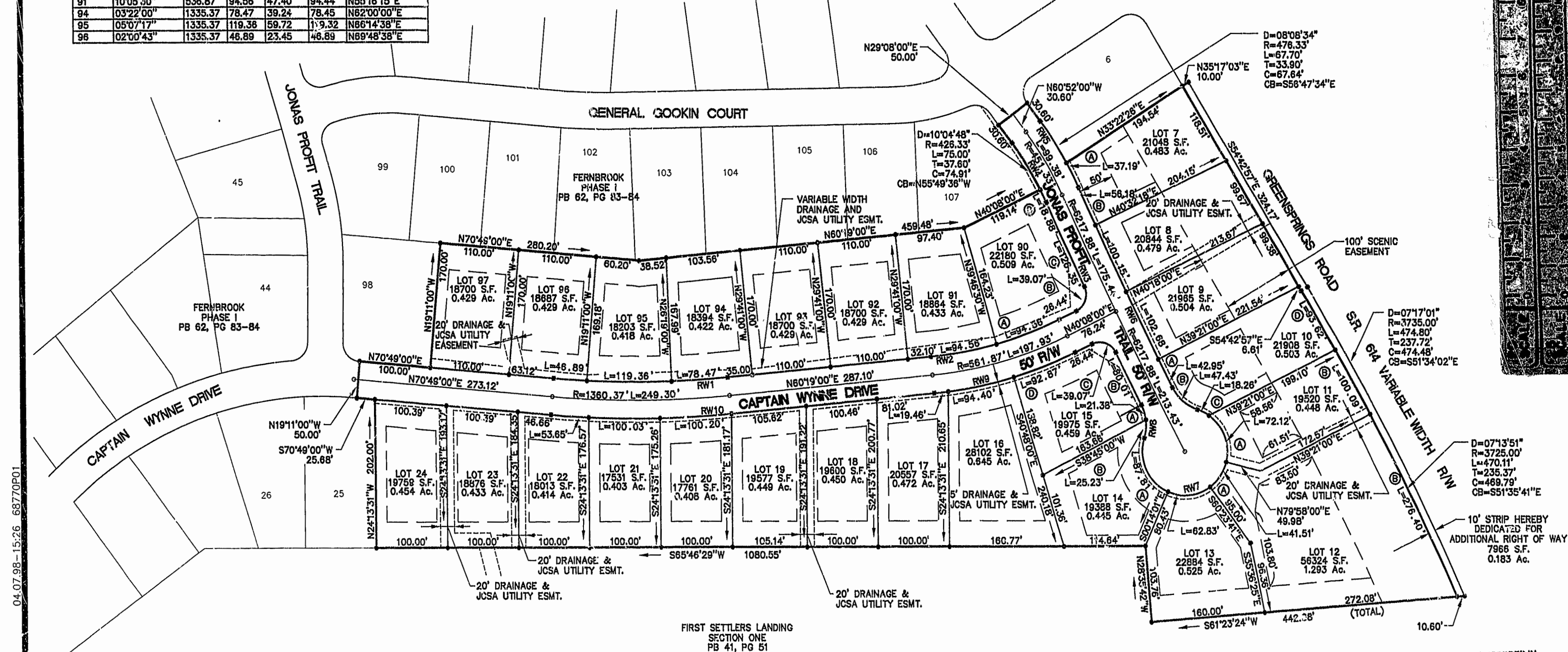
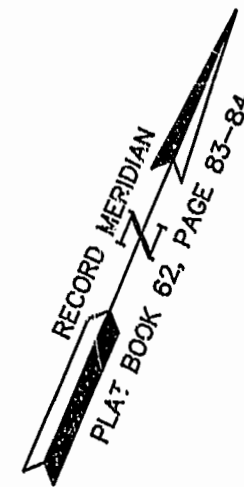
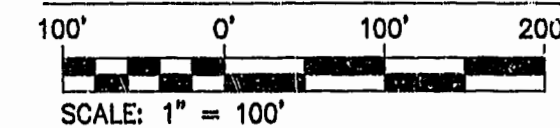


LOT CURVE DATA						RIGHT OF WAY CURVE DATA					
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	NUMBER	DELTA	RADIUS	LENGTH	TANGENT
7A	04°28'26"	476.33	37.19	18.61	37.19	S50°29'10"E	RW1	10°30'00"	1335.37	244.72	122.70
7B	00°31'24"	6192.88	58.58	28.29	58.58	S48°30'42"E	RW2	20°11'00"	536.87	189.12	95.55
8	00°55'36"	6192.88	100.15	50.07	100.15	S49°14'12"E	RW3	01°09'35"	6242.88	126.35	63.18
9	00°57'00"	6192.88	102.68	51.34	102.68	S50°10'30"E	RW4	12°37'00"	426.33	93.88	47.13
10A	00°23'50"	6192.88	42.95	21.47	42.95	S50°50'55"E	RW5	12°37'00"	476.33	104.89	52.66
10B	45°17'41"	60.00	47.43	25.03	46.21	S73°41'41"E	RW6	02°47'50"	6192.88	302.35	151.21
10C	17°26'22"	60.00	18.26	9.20	18.19	S87°37'20"E	RW7	289°47'54"	60.00	282.53	85.00
10D	01°26'24"	3725.00	93.62	46.81	93.62	S54°29'25"E	RW8	44°30'51"	60.00	46.61	24.56
11A	68°52'09"	60.00	72.12	41.14	67.86	S44°28'05"E	RW9	20°11'00"	586.87	206.73	104.45
11B	01°32'22"	3725.00	100.09	50.05	100.08	S53°00'01"E	RW10	10°30'00"	1385.37	253.88	127.30
12A	39°38'19"	60.00	41.51	21.62	40.69	S09°47'09"W					
12B	04°15'05"	3725.00	276.40	138.26	276.33	S50°06'18"E					
13	60°00'00"	60.00	62.83	34.64	60.00	S59°36'18"W					
14A	83°51'04"	60.00	87.81	53.88	80.18	N48°28'10"W					
14B	24°05'46"	60.00	25.23	12.61	25.05	N18°35'30"W					
15A	20°25'05"	60.00	21.38	10.81	21.27	N40°50'56"W					
15B	00°44'03"	6242.88	80.01	40.00	80.01	N50°41'27"W					
15C	89°32'34"	25.00	39.07	24.80	35.21	S84°54'17"W					
15D	09°04'00"	586.87	92.87	46.53	92.77	S44°40'00"W					
16	09°13'00"	586.87	94.40	47.30	94.30	S53°48'30"W					
17	01°54'00"	586.87	19.46	9.73	19.46	S59°22'00"W					
20	04°08'38"	1385.37	100.20	50.12	100.17	S53°11'19"W					
21	04°08'13"	1385.37	100.03	50.04	100.01	S53°31'45"W					
22	02°13'09"	1385.37	53.65	26.83	53.65	S89°42'23"W					
90A	10°05'30"	536.87	94.56	47.40	94.44	N45°10'45"E					
90B	89°32'35"	25.00	39.07	24.80	35.21	N04°38'17"W					
90C	01°09'35"	6242.88	126.35	63.18	126.35	N48°49'47"W					
90D	02°32'12"	426.33	18.88	9.44	18.87	N49°30'56"W					
91	10°05'30"	536.87	94.56	47.40	94.44	N55°16'15"E					
94	03°22'00"	1335.37	78.47	39.24	78.45	N82°00'00"E					
95	05°07'17"	1335.37	119.36	59.72	119.32	N86°14'38"E					
96	02°00'43"	1335.37	46.89	23.45	46.89	N69°48'38"E					

AREA TABULATION
FERNBROOK
PHASE II
LOTS 7-24, 90-97

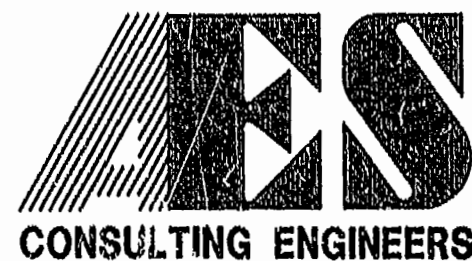
AREA OF RESIDENTIAL LOTS	556,058 S.F.	12.766 AC.±
AREA OF RIGHT OF WAY	87,761 S.F.	2.014 AC.±
AREA OF R/W DEDICATION	7,966 S.F.	0.182 AC.±
TOTAL AREA SUBDIVIDED	651,785 S.F.	14.962 AC.±
NUMBER OF LOTS	26	
AVERAGE LOT SIZE	21,387 S.F.	0.491 AC.±
SMALLEST LOT (LOT 21)	17,531 S.F.	0.402 AC.±
LARGEST LOT (LOT 12)	56,324 S.F.	1.293 AC.±
LOTS PER ACRE	1.74	

GRAPHIC SCALE



FIRST SETTLERS LANDING
SECTION ONE
PB 41, PG 51

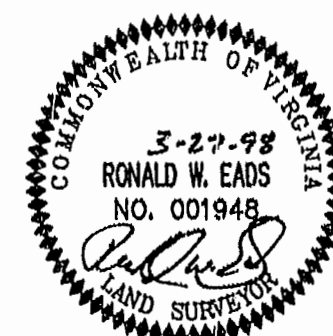
NOT RECORDED IN
P.L. NO. 69 PAGE 10-11



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
FERNBROOK
PHASE II
LOTS 7 - 24, AND LOTS 90 - 97
OWNER/DEVELOPER: FERNBROOK ASSOCIATES, L.L.C.

JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA



1	4/7/98	REVISED PER COUNTY COMMENTS	RWE
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GAM	Drawn KEG
Scale 1"=100'	Date 3/27/98
Project No. 6877-2	
Drawing No. 2 OF 2	