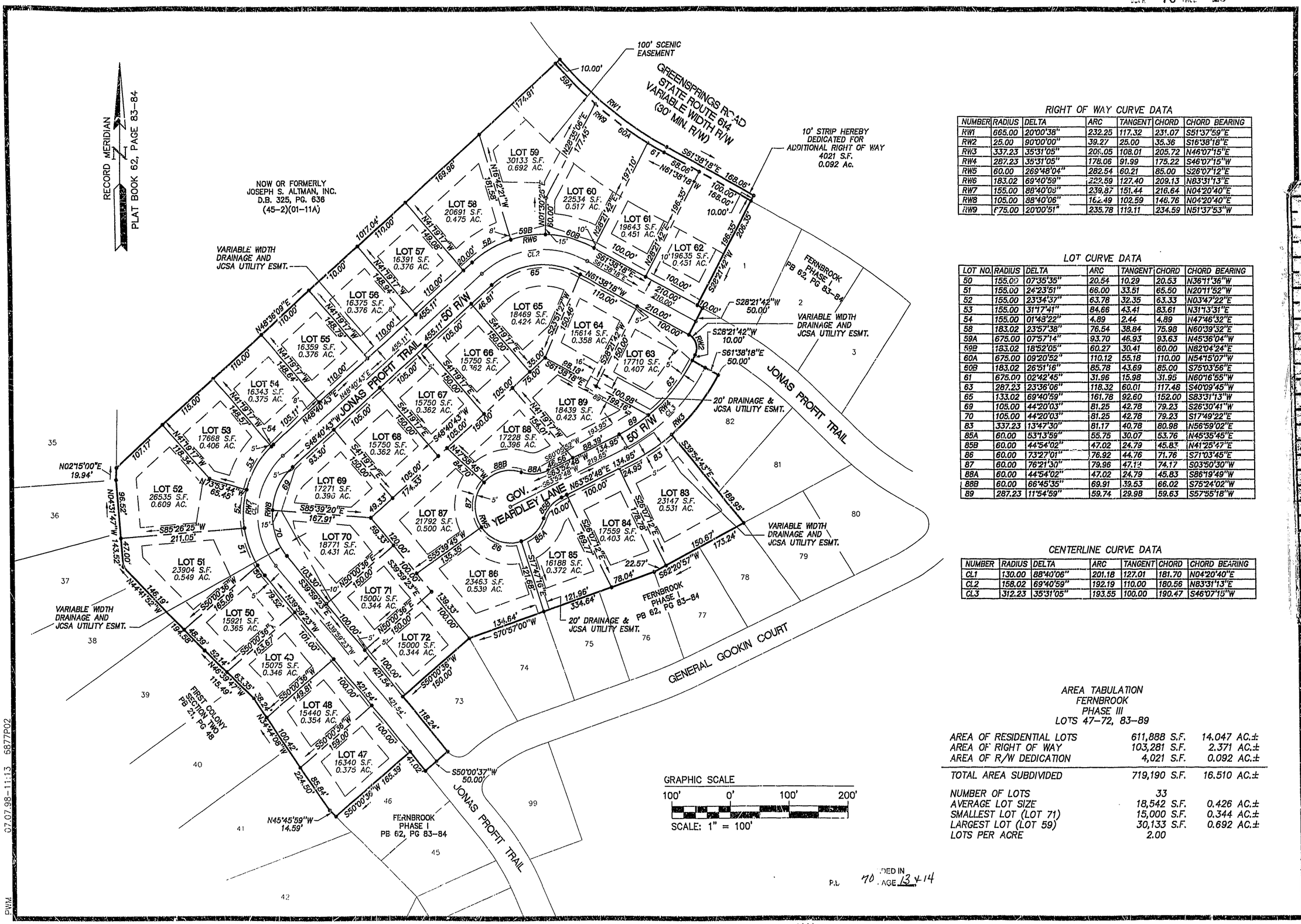

RIGHT OF WAY CURVE DATA

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
RW1	665.00	20°00'38"	232.25	117.32	231.07	S51°37'59"E
RW2	25.00	90°00'00"	39.27	25.00	35.36	S16°38'18"E
RW3	337.23	35°31'05"	208.05	108.01	205.72	N46°07'15"E
RW4	287.23	35°31'05"	178.06	91.99	175.22	S46°07'15"W
RW5	60.00	269°48'04"	282.54	60.21	85.00	S26°07'12"E
RW6	183.02	69°40'59"	222.59	127.40	209.13	N83°31'13"E
RW7	155.00	88°40'06"	239.87	151.44	216.64	N04°20'40"E
RW8	105.00	88°40'06"	162.49	102.59	146.76	N04°20'40"E
RW9	675.00	20°00'51"	235.78	119.11	234.59	N51°37'53"W

LOT CURVE DATA

LOT NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
50	155.00	07°35'35"	20.54	10.29	20.53	N36°11'36"W
51	155.00	24°23'51"	66.00	33.51	65.50	N20°11'52"W
52	155.00	23°34'37"	63.78	32.35	63.33	N03°47'22"E
53	155.00	31°17'41"	84.66	43.41	83.61	N31°13'31"E
54	155.00	01°48'22"	4.89	2.44	4.89	N47°46'32"E
58	183.02	23°57'38"	76.54	38.84	75.98	N60°39'32"E
59A	675.00	07°57'14"	93.70	46.93	93.63	N45°36'04"W
59B	183.02	18°52'05"	60.27	30.41	60.00	N82°04'24"E
60A	675.00	09°20'52"	110.12	55.18	110.00	N54°15'07"W
60B	183.02	26°51'16"	85.78	43.69	85.00	S75°03'56"E
61	675.00	02°42'45"	31.96	15.98	31.95	N60°16'55"W
63	287.23	23°36'06"	118.32	60.01	117.48	S40°09'45"W
65	133.02	69°40'59"	161.78	92.60	152.00	S83°31'13"W
69	105.00	44°20'03"	81.25	42.78	79.23	S26°30'41"W
70	105.00	44°20'03"	81.25	42.78	79.23	S17°49'22"E
83	337.23	13°47'30"	81.17	40.78	80.98	N56°59'02"E
85A	60.00	53°13'59"	55.75	30.07	53.76	N45°35'45"E
85B	60.00	44°54'02"	47.02	24.79	45.83	N41°25'47"E
86	60.00	73°27'01"	76.92	44.76	71.76	S71°03'45"E
87	60.00	76°21'30"	79.96	47.13	74.17	S03°50'30"W
88A	60.00	44°54'02"	47.02	24.79	45.83	S86°19'49"W
88B	60.00	66°45'35"	69.91	39.53	66.02	S75°24'02"W
89	287.23	11°54'59"	59.74	29.98	59.63	S57°55'18"W

CENTERLINE CURVE DATA

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
CL1	130.00	88°40'06"	201.18	127.01	181.70	N04°20'40"E
CL2	158.02	69°40'59"	192.19	110.00	180.56	N83°31'13"E
CL3	312.23	35°31'05"	193.55	100.00	190.47	S46°07'15"W

AREA TABULATION
FERNBROOK
PHASE III
LOTS 47–72, 83–89

AREA OF RESIDENTIAL LOTS	611,888 S.F.	14.047 AC.±
AREA OF RIGHT OF WAY	103,281 S.F.	2.371 AC.±
AREA OF R/W DEDICATION	4,021 S.F.	0.092 AC.±
TOTAL AREA SUBDIVIDED	719,190 S.F.	16.510 AC.±
NUMBER OF LOTS	33	
AVERAGE LOT SIZE	18,542 S.F.	0.426 AC.±
SMALLEST LOT (LOT 71)	15,000 S.F.	0.344 AC.±
LARGEST LOT (LOT 59)	30,133 S.F.	0.692 AC.±
LOTS PER ACRE	2.00	

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PWM

CONSULTING ENGINEERS
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Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
FERNBROOK
PHASE III
LOTS 47-72, AND LOTS 83-89

OWNER/DEVELOPER: FERNBROOK ASSOCIATES, L.L.C.

JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA

COMMONWEALTH OF VIRGINIA
7-8-98
RONALD W. EADS
NO. 001948
LAND SURVEYOR

10:55 AM
Recorded 21 day of July 1998
DOCUMENT # 980015425
Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GAM	Drawn PWM
Scale 1"=100'	Date 7/2/98
Project No. 6877-4	
Drawing No. 2 OF 2	