

**LOT CURVE DATA**

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	02°36'12"	880.66	40.01	20.01	40.01	N42°24'11"W
2	02°36'12"	880.66	40.01	20.01	40.01	N45°00'23"E
3	02°36'31"	880.66	40.10	20.05	40.09	N47°36'45"E
4A	00°19'33"	880.66	5.01	2.50	5.01	N49°04'46"E
4B	33°53'40"	65.00	38.45	19.81	37.89	N66°11'24"E
5	39°52'18"	65.00	45.23	23.58	44.33	S06°49'17"W
6	03°11'33"	65.00	3.62	1.81	3.62	S28°21'12"W
7	31°09'11"	65.00	35.34	18.12	34.91	S45°31'34"W
10	18°12'16"	95.00	30.18	15.22	30.06	N52°00'01"E
11	12°56'57"	95.00	21.47	10.78	21.42	N36°25'26"E
13	16°53'30"	95.00	28.02	14.11	27.92	N21°30'03"E
14	18°38'14"	95.00	30.90	15.59	30.77	N03°44'01"E
15	09°05'05"	95.00	15.06	7.55	15.05	N10°07'39"W
16	09°05'05"	95.00	15.06	7.55	15.05	N19°12'44"W
17	12°00'10"	95.00	19.90	9.99	19.86	N29°45'21"W
18	23°32'39"	95.00	39.04	19.80	38.76	N47°31'46"W
20	06°10'10"	95.00	10.23	5.12	10.22	N62°23'10"W
21	19°43'05"	95.00	32.69	16.51	32.53	N75°19'47"W
22	09°05'05"	95.00	15.06	7.55	15.05	N89°43'52"W
23	18°26'21"	95.00	30.57	15.42	30.44	S76°30'25"W
24A	18°02'41"	95.00	29.92	15.08	29.80	S68°15'54"W
24B	00°40'08"	910.66	10.63	5.31	10.63	S48°54'30"W
25	02°31'03"	910.66	40.01	20.01	40.00	S47°18'55"W
26	02°31'20"	910.66	40.10	20.05	40.09	S44°47'43"W
27	02°31'56"	910.66	40.25	20.13	40.24	S42°16'05"W
29	01°27'15"	95.00	2.41	1.21	2.41	N30°20'33"E
30	20°16'44"	95.00	33.63	16.99	33.45	N19°28'34"E
31	09°19'26"	95.00	15.46	7.75	15.44	N04°40'29"E
32	09°05'05"	95.00	15.06	7.55	15.05	N04°31'46"W
33	09°58'07"	95.00	16.53	8.29	16.51	N23°08'27"W
34	25°34'49"	95.00	42.41	21.57	42.06	N40°54'55"W
35	05°13'31"	95.00	8.66	4.33	8.66	N56°19'04"W
36	13°37'43"	95.00	22.60	11.35	22.54	N65°44'41"W
37	72°04'47"	65.00	81.77	47.29	76.49	N85°01'47"E
38	72°04'47"	65.00	81.77	47.29	76.49	S22°53'26"E
39	17°55'13"	65.00	20.33	10.25	20.25	S22°06'34"W

**COMMON AREA CURVE DATA**

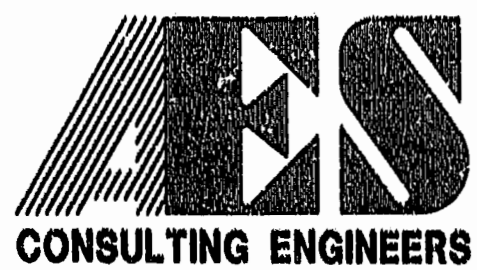
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C-1	90°00'00"	65.00	102.10	65.00	91.92	N13°55'50"W
C-2	13°37'43"	65.00	15.46	7.77	15.42	N65°44'41"W
C-3	90°00'00"	95.00	149.22	95.00	134.35	S13°55'50"E
C-4	08°14'27"	910.66	130.98	65.60	130.87	N45°07'20"E
C-5	71°27'22"	95.00	118.48	68.33	110.95	N84°58'14"E
C-6	89°15'03"	95.00	147.98	93.77	133.47	S14°40'34"E
C-7	31°09'11"	95.00	51.65	26.48	51.02	S45°31'34"W
C-8	31°09'11"	65.00	35.34	18.12	34.91	N45°31'34"E
C-9	43°03'47"	65.00	48.85	25.65	47.71	N08°25'03"E
C-10	33°53'40"	65.00	38.45	19.81	37.89	S66°11'24"W
C-11	08°08'28"	880.66	125.13	62.87	125.03	S45°10'20"W
C-12	59°32'55"	194.60	202.25	111.33	193.27	N21°25'34"W

**AREA TABULATION**

AREA OF PARENT PARCEL	598,950 S.F.	13.75 Ac.
AREA OF RESIDENTIAL LOTS	140,557 S.F.	3.23 Ac.
AREA OF COMMON AREA (INCLUDES ROADS, PARKING, UTILITIES AND TOT LOT)	92,405	2.12 Ac.
AREA OF RIGHT OF WAY (PRIVATE)	35,391 S.F.	0.81 Ac.
<b>TOTAL AREA SUBDIVIDED</b>	<b>268,353 S.F.</b>	<b>6.16 Ac.</b>
AREA OF REMAINDER	330,620 S.F.	7.59 Ac.
NUMBER OF LOTS	39	
AVERAGE LOT SIZE	3,514 S.F.	0.08 Ac.
SMALLEST LOT (LOT 37 & 38)	3,141 S.F.	0.07 Ac.
LARGEST LOT (LOT 22)	5,384 S.F.	0.12 Ac.

- NOTES:**
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
  - PRIVATE STREETS AND RIGHT-OF-WAY SHALL NOT BE MAINTAINED BY VDOT OR JAMES CITY COUNTY.
  - UNLESS OTHERWISE STATED, ALL DRAINAGE EASEMENTS DESIGNATED SHALL REMAIN PRIVATE.

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**PLAT OF SUBDIVISION**  
**WINTER PARK - PARCEL ONE**  
**OWNED BY**  
**JAMESTOWN BUILDING CORPORATION, INC.**  
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	10/23/98	REVISED PER JCC COMMENTS 10/8/98	RMO
2	11/30/98	REVISED PER JCC COMMENTS 11/23/98	RMO

Designed RMO	Drawn KEG
Scale 1"=50'	Date 8/31/98
Project No. 7787-1	
Drawing No. 2 OF 2	