

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	07°44'21"	2163.47'	292.23'	146.34'	292.01'	S64°09'10"W
C2	14°08'26"	112.50'	27.76'	13.95'	27.69'	N08°15'50"E
C3	03°00'04"	1064.91'	55.78'	27.90'	55.77'	N61°47'01"E
C4	06°37'59"	1064.91'	123.28'	61.71'	123.21'	N56°36'02"E
C5	74°39'57"	63.00'	82.10'	48.05'	76.41'	N52°40'02"E
C6	41°50'17"	63.00'	40.00'	24.08'	44.99'	N36°15'12"E
C7	32°49'40"	63.00'	36.00'	18.56'	35.60'	N73°35'10"E

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 53°47'25" E	24.08'

POWHATAN SECONDARY
60' R/W

FUTURE ROUTE 5
VARIABLE R/W

D.B. 804, PG. 740

- NOTES:
- MERIDIAN BASED ON PLAT RECORDED IN D.B. 803, PG. 740.
 - TAX MAP FOR PARCEL (38-3) (1-9) (1-19)
 - TOTAL AREA OF PHASE 4 = 0.298 ACRE
 - TOTAL REMAINING AREA OF PARCEL D = 0.716 ACRE
 - TOTAL AREA OF ADDITIONAL LAND = 2.501 ACRES
 - PROPERTY LINES AS SHOWN BASED UPON OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A RESURVEY OF THE BOUNDARIES.
 - IN ADDITION TO THE EASEMENTS DEPICTED HEREON, THE FOLLOWING EASEMENTS AFFECT THE PROPERTY:
 - EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN D.B. 39, PG. 465, ET SEQ.
 - EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN D.B. 42, PG. 497, ET SEQ.
 - EASEMENT TO CHESAPEAKE & POTOMAC TELEPHONE COMPANY RECORDED IN D.B. 117, PG. 149, ET SEQ.
 - EASEMENTS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN D.B. 215, PG. 722, ET SEQ., AS AMENDED, INCLUDING THE AMENDMENT RECORDED DOCUMENT NO 970015116, ON SEPTEMBER 16, 1997 AT PG. 219, ET SEQ.
 - EASEMENTS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS INSPECTION/MAINTENANCE OF RUNOFF CONTROL FACILITY RECORDED IN D.B. 736, PG. 787, ET SEQ.
 - LIMITATIONS CONTAINED IN THAT CERTAIN PROFFER AGREEMENT RECORDED IN D.B. 790, PG. 34, ET SEQ.
 - LIMITATIONS CONTAINED IN THAT CERTAIN PROFFER AGREEMENT RECORDED IN D.B. 803, PG. 740, ET SEQ.
 - DEED OF EASEMENT FOR DRAINAGE, MAINTENANCE AND FACILITIES RECORDED IN DOCUMENT NO. 970015117, ON SEPTEMBER 16, 1997, AT PG. 224, ET SEQ.
 - EASEMENTS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS INSPECTION/MAINTENANCE OF DRAINAGE SYSTEM RECORDED IN DOCUMENT NO. 98000658, ON JUNE 15, 1998 AT PG. 33, ET SEQ.
 - EASEMENTS TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DOCUMENT NO. 980022434, ON NOVEMBER 18, 1998, AT PG. 339, ET SEQ.

N/F
POWHATAN ASSOCIATES

N/F
JAMES OXFORD LIMITED PARTNERSHIP



THE UNDERSIGNED CERTIFIES THAT THESE PLATS ARE ACCURATE AND COMPLY WITH THE PROVISIONS OF CODE OF VIRGINIA, SECTION 55-79.58.A AND THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON AND ALL COMMON ELEMENTS HAVE BEEN SUBSTANTIALLY COMPLETED.

SIGNED: *W. Page Cockrell*
W. PAGE COCKRELL, L.S.

EXHIBIT B-3

SUPPLEMENTAL CONDOMINIUM PLAT
OF

CROMWELL RIDGE CONDOMINIUMS

JAMES CITY COUNTY, VIRGINIA

DATE: 12/13/99 SHEET 1 OF 5 SCALE: 1"=50'

PROJECT NO: 30807.00 DRAWN BY: SAA



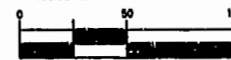
Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
11832 Rock Landing Drive, Suite 203
Newport News, Virginia 23608
(757) 873-3196 • FAX (757) 873-0757

97-003

LEGEND

- PROPERTY BOUNDARY LINE
- PHASE LINE
- EASEMENT LINE

GRAPHIC SCALE



SCALE: 1" = 50'

PLAT RECORDED IN
P.B. NO. 72 PAGE 84

3:15 PM
Recorded 22 day of Dec 1999
DOCUMENT # 990926706
Helen S. Wash Clerk
By *Claudia*

PROPOSED VARIABLE WIDTH
DRAINAGE EASEMENT
27,804 S.F.

PROPOSED 10' EXCLUSIVE
WATERLINE EASEMENT TO BE
DEDICATED TO JAMES CITY
SERVICE AUTHORITY

JAMES CITY SERVICE
AUTHORITY 10' EXCLUSIVE
WATERLINE EASEMENT

JAMES CITY SERVICE
AUTHORITY 10' EXCLUSIVE
WATERLINE EASEMENT

PHASE A
1.196 ACRES

PHASE 2
0.440 ACRE

PHASE 3
0.640 ACRE

PHASE 4
0.298 ACRE

ADDITIONAL LAND D
0.716 ACRE (TOTAL)

ADDITIONAL LAND A-4
1.785 ACRES

ADDITIONAL
LAND D
0.716 ACRE (TOTAL)

N/F
POWHATAN ASSOCIATES