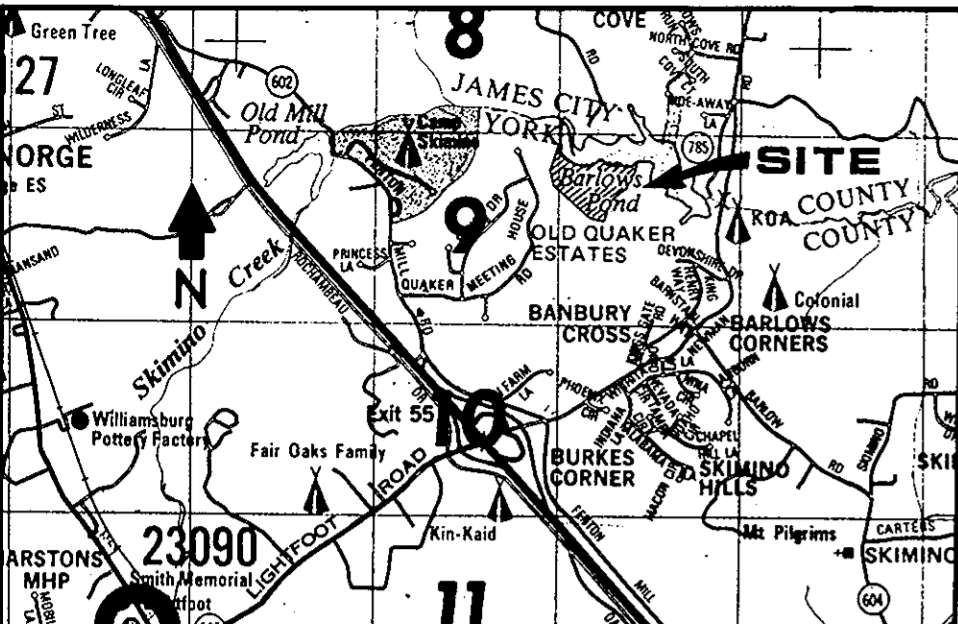


PLAT OF
BANBURY CROSS
 SECTION 5
 COUNTY OF YORK, VIRGINIA
 OWNER/DEVELOPER: POWHATAN SHORES, INC.
AES, A PROFESSIONAL CORP.
 Architecture, Engineering, Surveying
 1761 Jamestown Rd. (804) 263-0040
 WILLIAMSBURG, VIRGINIA 23186
SHEET 1 OF 2

SCALE: 1" = 100' JOB NO. 3829 SEPT. 1, 1987



LOCATION MAP SCALE: 1" = 4000'

OWNER'S CONSENT & DEDICATION

THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.
Judy B. Jussman - Vice-President
 SIGNED BY OWNER(S)

DATE: Sept. 8, 1987

I, Katherine E. Newlin, of James City County, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY County AND STATE AFORESAID.

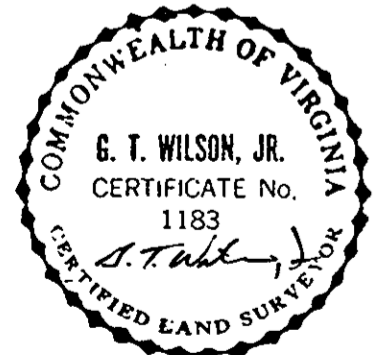
GIVEN UNDER MY HAND THIS Eighth DAY OF Sept, 1987.

MY COMMISSION EXPIRES: May 17, 1988

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/10,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF POWHATAN SHORES, INC. AND WAS ACQUIRED FROM HEURY S. BRAUSCOME, ET. UX. BY DEED DATED DEC. 21, 79, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 336 ON PAGE 611. I CERTIFY THAT MONUMENTS AS SHOWN ON THE PLAT WILL BE SET ON OR BEFORE SEPTEMBER 1, 1988.



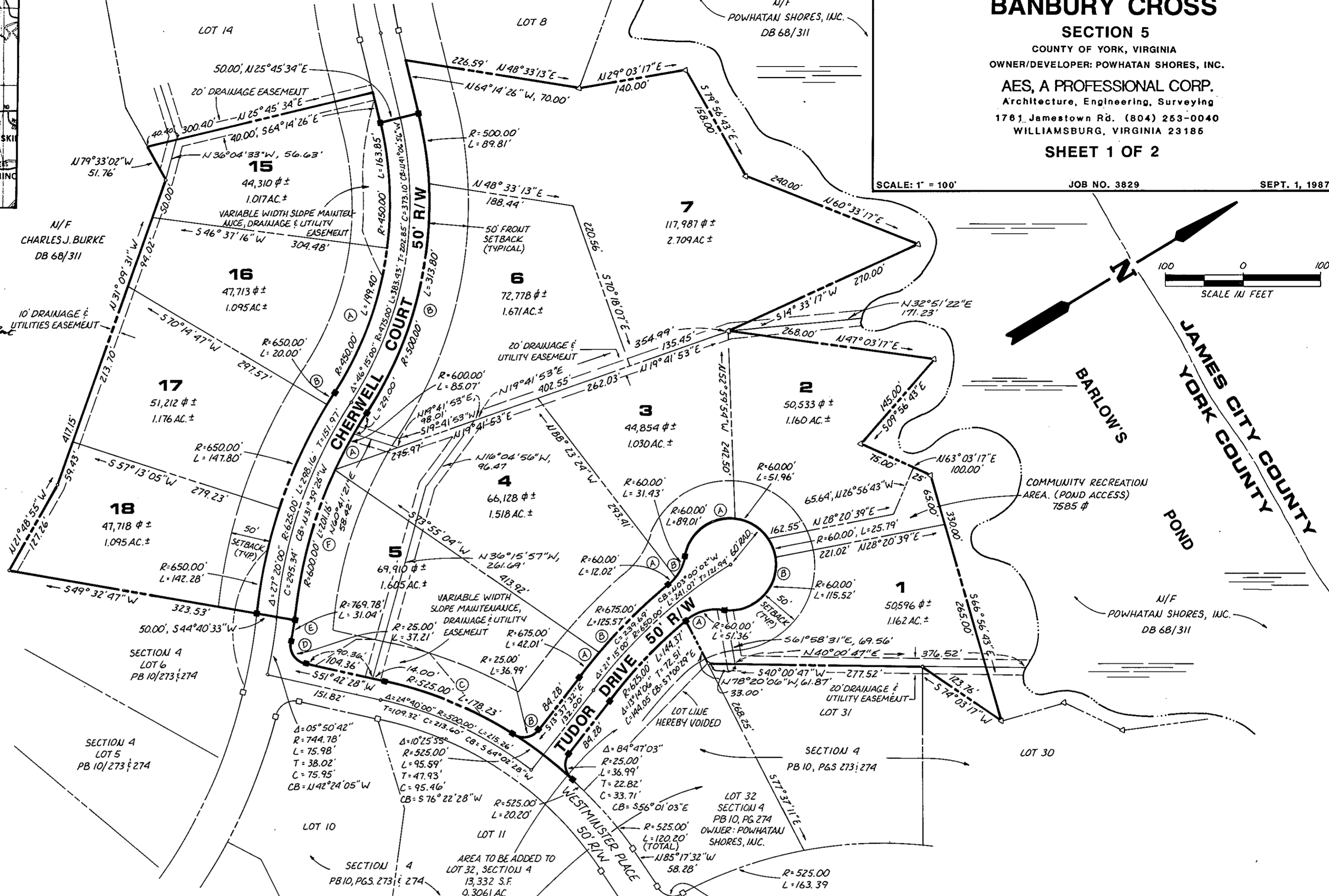
G. T. Wilson, Jr.
 C.L.S. OR P.E.

EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY YORK COUNTY.

THIS SUBDIVISION HAS BEEN INSPECTED BY AN AGENT OF THE LOCAL HEALTH DEPARTMENT AND EACH LOT CONTAINED THEREIN HAS BEEN DETERMINED ACCEPTABLE FOR INSTALLATION OF AN INDIVIDUAL SEWERAGE DISPOSAL SYSTEM UNDER THE SUBDIVISION EVALUATION PROCEDURES IN EFFECT AS OF THIS DATE, SUBJECT TO THE CONDITIONS INDICATED ON THE APPROVED COPY OF PLAT FILED AT THE LOCAL HEALTH DEPARTMENT.

Larry W. Nyeum
 SIGNED DATE 11/5/87

SEE SHEET 2 FOR CONTINUATION OF SECTION 5



SECTION 5 STATISTICS

AREA WITHIN LOTS	1,154,300 # ±	26.50 AC ±
AREA WITHIN R/W	97,736 # ±	2.24 AC ±
AREA WITHIN RECREATION LOT	7,585 # ±	0.17 AC ±
TOTAL SUBDIVIDED AREA	1,259,621 # ±	28.98 AC ±

EASEMENTS SHOWN THUS ===== ARE HEREBY DEDICATED TO THE COUNTY OF YORK FOR DRAINAGE AND UTILITY.

FRONT SETBACKS SHOWN THUS -----

SETBACKS: FRONT 50'
 REAR 50'
 SIDE 20'

NOTE: A COPY OF THE DRAINFIELD AND HOUSE LOCATION PLAN FOR EACH LOT IS ON FILE AT THE JAMES CITY/ YORK COUNTY HEALTH DEPARTMENT AT WILLIAMSBURG, VIRGINIA.
 LOTS MAY REQUIRE PUMPING AND ALARM SYSTEMS INSTALLED IN RESIDENCES.

LOT CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1A	49°02'55"	60.00'	51.36'	27.37'	49.81'	N24°08'01"E
1B	110°18'49"	60.00'	115.52'	86.19'	98.49'	N06°29'56"W
2	49°37'17"	60.00'	51.96'	27.74'	50.36'	S68°54'33"W
3A	84°59'44"	60.00'	89.01'	54.98'	81.07'	S01°07'03"W
3B	30°01'02"	60.00'	31.43'	16.09'	31.08'	S25°53'18"E
4A	11°28'42"	60.00'	12.02'	6.03'	12.00'	S05°08'27"E
4B	10°39'30"	675.00'	125.57'	62.97'	125.39'	S04°43'51"E
5A	3°33'56"	675.00'	42.01'	21.01'	42.00'	S11°50'34"E
5B	84°47'03"	25.00'	36.99'	22.82'	33.71'	S28°45'59"W
5C	19°27'03"	525.00'	178.23'	89.98'	177.37'	S61°25'59"W
5D	85°16'42"	25.00'	37.21'	23.02'	33.87'	N85°39'11"W
5E	02°18'36"	769.78'	31.04'	15.52'	31.03'	N44°10'08"W
5F	19°12'35"	600.00'	201.16'	101.53'	200.22'	N35°43'09"W
6A	08°07'25"	600.00'	85.07'	42.61'	85.00'	N22°03'09"W
6B	35°57'31"	500.00'	313.80'	162.26'	308.67'	N35°58'12"W
7	10°17'29"	500.00'	89.81'	45.03'	89.69'	N59°05'42"W
15	20°51'42"	450.00'	163.85'	82.84'	162.94'	S53°48'35"E
16A	25°23'18"	450.00'	199.40'	101.36'	197.77'	S30°41'05"E
16B	01°45'47"	650.00'	20.00'	10.00'	20.00'	S18°52'19"E
17	13°01'42"	650.00'	147.80'	74.22'	147.48'	S26°16'04"E
18	12°32'31"	650.00'	142.28'	71.43'	142.00'	S39°03'11"E
REC. LOT	24°37'28"	60.00'	25.79'	13.10'	25.59'	N73°58'05"W

LEGEND

- MONUMENT - DENOTES STREET CORNERS & POINTS OF CURVE ALONG ROAD RIGHT-OF-WAY
- IRON ROD SET

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: *[Signature]* PLAT APPROVING AGENT

DATE: 11/2/1988

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK
 THE 2nd DAY OF February, 1988, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, PLAT BOOK 10, PAGE 464

TESTE: [Signature] CLERK

BY: *[Signature]*