



NOTE:  
 EXISTING R/W OF S.R. 603 IS 30'  
 PROPERTY LINE SHOWN IS 25'  
 FROM C. OF EXISTING ROADWAY  
 TO ALLOW FOR FUTURE WIDENING  
 BY U.D.H.T. A 10' STRIP IS THEREBY  
 DEDICATED FOR THIS PURPOSE.



NO	ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	REMARKS
1	04° 18' 11"	637.30'	47.84'	23.94'	47.85'	8 01° 42' 34" W	LOT 1
2	15° 06' 00"	354.10'	93.32'	46.93'	93.08'	8 01° 59' 30" E	LOT 6
3	15° 06' 00"	354.10'	93.32'	46.93'	93.08'	9 20° 03' 30" E	LOT 6
4	90° 00' 00"	30.00'	47.12'	30.00'	42.43'	5 42° 26' 30" E	LOT 2
5	90° 00' 00"	30.00'	47.12'	30.00'	42.43'	5 42° 26' 30" W	LOT 3

- DEVELOPMENT NOTES:**
- BUILDING LINES ARE:  
 FRONT - 35'  
 REAR - 25'  
 SIDES - 10' MIN. & TOTAL OF 25'
  - AREA OF LOTS = 2.2624 Ac.
  - AREA OF R/W = 0.2220 Ac.
  - TOTAL AREA = 2.4844 Ac.
  - AVERAGE LOT SIZE = 16,415 sf.

**ENGINEER & SURVEYOR'S CERTIFICATE**

I hereby certify that to the best of my knowledge and belief, all of the requirements of the Board of Supervisors and ordinances of the County of James City, Virginia, regarding the platting of subdivisions within the county have been complied with.

Given under our hands this 19<sup>th</sup> day of April 1976



STATE of VIRGINIA, COUNTY of JAMES CITY  
 I, Jaqueline N. Druitt, a Notary Public  
 do certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in my city and state aforesaid.  
 Given under my hand this 19<sup>th</sup> day of Aug, 1976  
 My commission expires July 16, 1977

STATE of VIRGINIA, COUNTY of JAMES CITY  
 In the clerk's office of the circuit court for the County of James City the 1<sup>st</sup> day of Sept, 1976  
 The map shown hereon was presented and admitted to the record as the law directs.  
 Teste: Jubette C. Cochran, Clerk  
 Plat Book 34 Page 9

**CERTIFICATE of APPROVAL**  
 This subdivision known as  
 approved by the undersigned in accordance with existing subdivision regulations and may be committed to record  
 Date 6-21-76 R.B. Martin Highway Engineer  
 Date 6-21-76 E. Boyle Health Officer  
 Date 7-6-76 William F. Kow Agent of Governing Body

This subdivision is with free consent and in accordance with the wishes and desires of the undersigned owners and proprietors.  
 Title to the land shown hereon is vested in the name of Nicole, Ltd. by deed dated 10-15-75, recorded in deed book L70 page 356 in the circuit court of James City County, Virginia.  
 BY William F. Kow President BY Diana K. Echada Secretary

DEWARD M MARTIN & ASSOCIATES, INC  
 ENGINEERS, PLANNERS, & SURVEYORS  
 ROUTE 3 BOX 243-C WILLIAMSBURG, VIRGINIA 23185

PLAT OF  
 OLD STAGE MANOR  
 SECTION 3  
 BENJAMIN ALLEN, PRESIDENT  
 NICOLE LTD.

JAMES CITY COUNTY		VIRGINIA	
DES	P.C.S.	JOB NO	90017
DRWN	R.W.E.	DATE	APRIL, 1976
APP	P.C.S.	SCALE	1" = 100'
		SHEET NO	1
		OF	1 SHEETS