BOOK 35 PAGE 112

OWNER'S CONSENT & DEDICATION

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 COUNTRY ESTATES, LTD. by deed dated August 23, 1979, recorded in deed book 197 at page 68 in the clerk's office of James City County.

All street rights-of-way and easements shown hereon are hereby dedicated for public use.

For: COUNTRY ESTATES, LTD.

BY _____ Alan G. Loring, President

BY _____ John F. Cavanagh, Sr., Secretary

STATE OF VIRGINIA,

I, _____, 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 3rd day of October 1979.

My commission expires the 28th day of March 1982.

STATE OF VIRGINIA, COUNTY OF JAMES CITY

In the clerk's office of the circuit court for the county of James City the 28th day of November 1979, this map was presented and admitted to the record as the law directs.

Teste: _____, Clerk

Plate Book 35 Page 112

CERTIFICATE OF APPROVAL

This subdivision known as DEERWOOD HILLS - SECTION II is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

Date 10-1-79 _____ Highway Engineer

Date 10-2-79 _____ Health Officer

Date 11-26-79 _____ Agent of Governing Body

ENGINEER'S & SURVEYOR'S CERTIFICATE

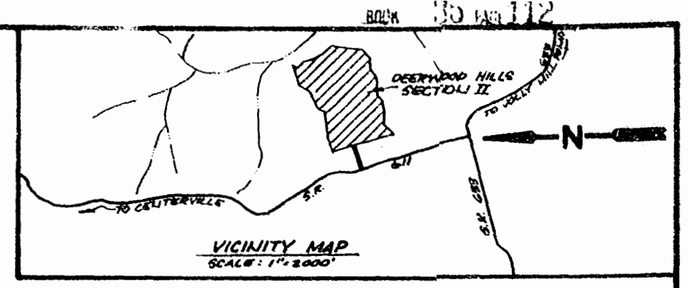
I hereby certify that to the best of my knowledge and belief, all of the requirements of the Board of Supervisors and ordinances of the county of James City, Virginia, regarding the platting of subdivisions within the county have been complied with.

Given under my hand this 27th day of August 1979.

BY _____ Paul C. Small, P.E., C.L.S.

CURVE DATA

NO.	DELTA	RADIUS	ARC.	TAN.	CHRD.	CHORD BEAR.
C1	97°23'10"	25.00'	42.49'	28.16'	37.55'	N 88°18'36" W
C2	82°36'50"	25.00'	36.06'	21.91'	33.00'	N 31°41'32" E
1	04°06'30"	435.00'	31.19'	15.60'	31.18'	N 76°03'15" E
2	18°50'24"	435.00'	143.04'	72.17'	142.39'	N 66°51'42" E
3	08°03'08"	435.00'	61.13'	30.62'	61.08'	S 80°01'38" E
4	09°00'00"	385.00'	60.48'	30.30'	60.41'	S 80°30'00" E
5	23°00'00"	385.00'	154.55'	78.38'	153.51'	N 89°30'00" E
7	44°54'02"	60.00'	41.02'	21.79'	40.83'	N 49°32'59" E
8	58°32'20"	60.00'	61.30'	33.43'	58.67'	N 56°22'08" E
9	39°22'49"	60.00'	40.19'	20.88'	39.44'	S 76°10'21" E
10	32°15'14"	60.00'	33.78'	17.32'	33.33'	S 39°52'52" E
11	82°41'47"	60.00'	86.60'	52.80'	79.26'	S 17°34'08" W
12A	57°59'00"	60.00'	60.72'	33.26'	58.16'	S 87°54'32" W
12B	44°54'02"	60.00'	47.02'	24.79'	46.85'	N 28°32'59" W
14	15°58'46"	435.00'	102.97'	51.79'	102.73'	S 76°46'53" W
15	18°26'15"	435.00'	139.98'	70.60'	139.38'	N 85°13'08" W
17	18°09'22"	385.00'	122.00'	61.52'	121.49'	N 85°04'21" W
18	12°30'38"	385.00'	84.30'	42.33'	84.12'	S 79°26'19" W

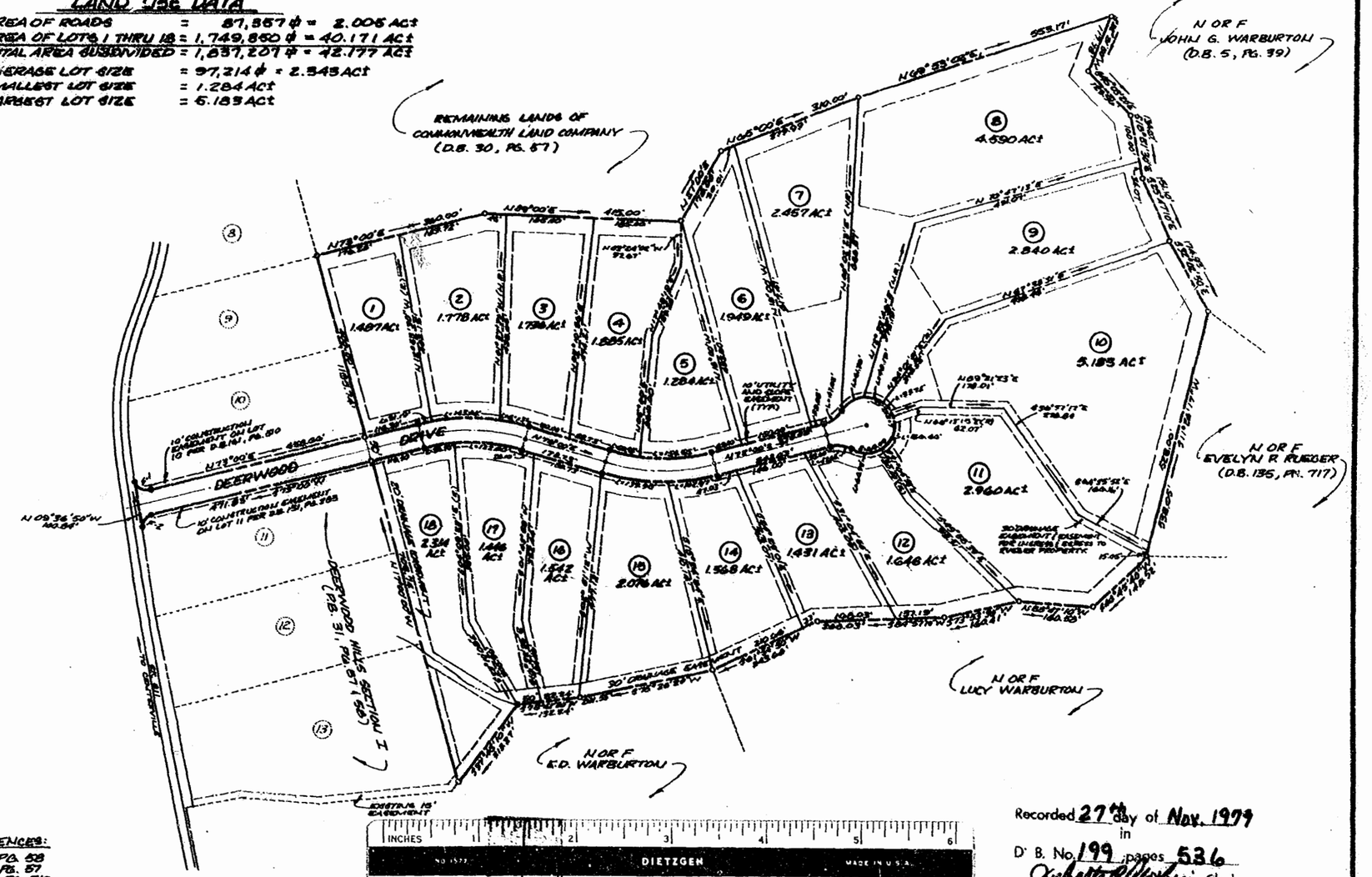


BUILDING RESTRICTIONS

1. PROPERTY IS ZONED A-1 AGRICULTURAL.
   MINIMUM LOT SIZE = 20,000 SQ. FT.
   MINIMUM FRONTAGE = 100' AT THE SETBACK LINE.
   FRONT SETBACK LINE = 35' MINIMUM
   REAR SETBACK LINE = 35' MINIMUM
   SIDE SETBACK LINE = 15' MINIMUM, A TOTAL OF 35' FOR BOTH.
2. ALL LOTS WILL HAVE INDIVIDUAL WELLS AND SEPTIC TANK SYSTEMS.

LAND USE DATA

AREA OF ROADS	=	87,357 ± = 2.005 Ac±
AREA OF LOTS 1 THRU 18	=	1,749,850 ± = 40.171 Ac±
TOTAL AREA SUBDIVIDED	=	1,837,207 ± = 42.177 Ac±
AVERAGE LOT SIZE	=	97,214 ± = 2.545 Ac±
SMALLEST LOT SIZE	=	1.284 Ac±
LARGEST LOT SIZE	=	5.185 Ac±



REFERENCES:
P.B. 31, PG. 68
P.B. 30, PG. 67
D.B. 195, PG. 719

Recorded 27th day of Nov. 1979 in D. B. No. 199 pages 536

Juliette C. Clarkin Clerk

COMMONWEALTH OF VIRGINIA
PAUL C SMALL
CERTIFICATE NO. 04267
CERTIFIED PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
PAUL C. SMALL
No. 1247
LAND SURVEYOR

No.	DATE	REVISION/COMMENT/NOTE	BY

PLAT OF DEERWOOD HILLS - SECTION II

COUNTRY ESTATES, LTD.

POWHATAN DISTRICT, JAMES CITY COUNTY VIRGINIA

Small Engineering, Inc.
Engineers, Planners, Surveyors
625 Ironbound Road 804 253-0040
WILLIAMSBURG, VA 23185

Scale 1" = 200'
Date MAY, 1979
Job D09