

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-FARM HOUSE, INC.

by deed dated August 24, 1979 recorded in deed book 197, at page 99 in the Clerk's office of James City County, Va.

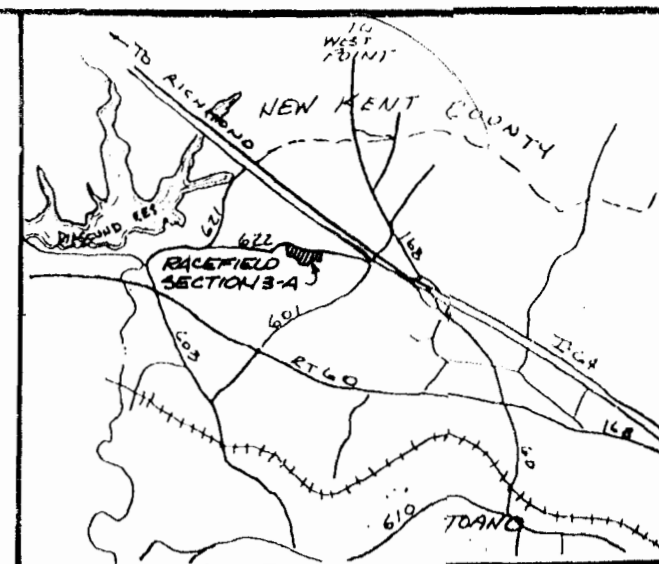
BY [Signature] President BY [Signature] Secretary

LAND USE TABULATION

NO. OF LOTS = 14
AVERAGE LOT SIZE = 20,866 S.F.
LOT AREA = 18.26 AC.±
ROAD DEDICATION = 0.710 AC.±
TOTAL AREA SUBDIVIDED = 18.96 ACRES±
LOT YIELD - 0.917 LOTS PER ACRE
SOURCE OF TITLE - D.B. 197/99
P.B. 85/91/92
EXISTING 20' PRESCRIPTIVE R/W & 10' DEDICATION STRIP IS HEREBY DEDICATED FOR PUBLIC USE.

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 = 17.5' MINIMUM.
2. ALL LOTS WILL HAVE INDIVIDUAL WELLS AND SEPTIC TANK SYSTEMS.

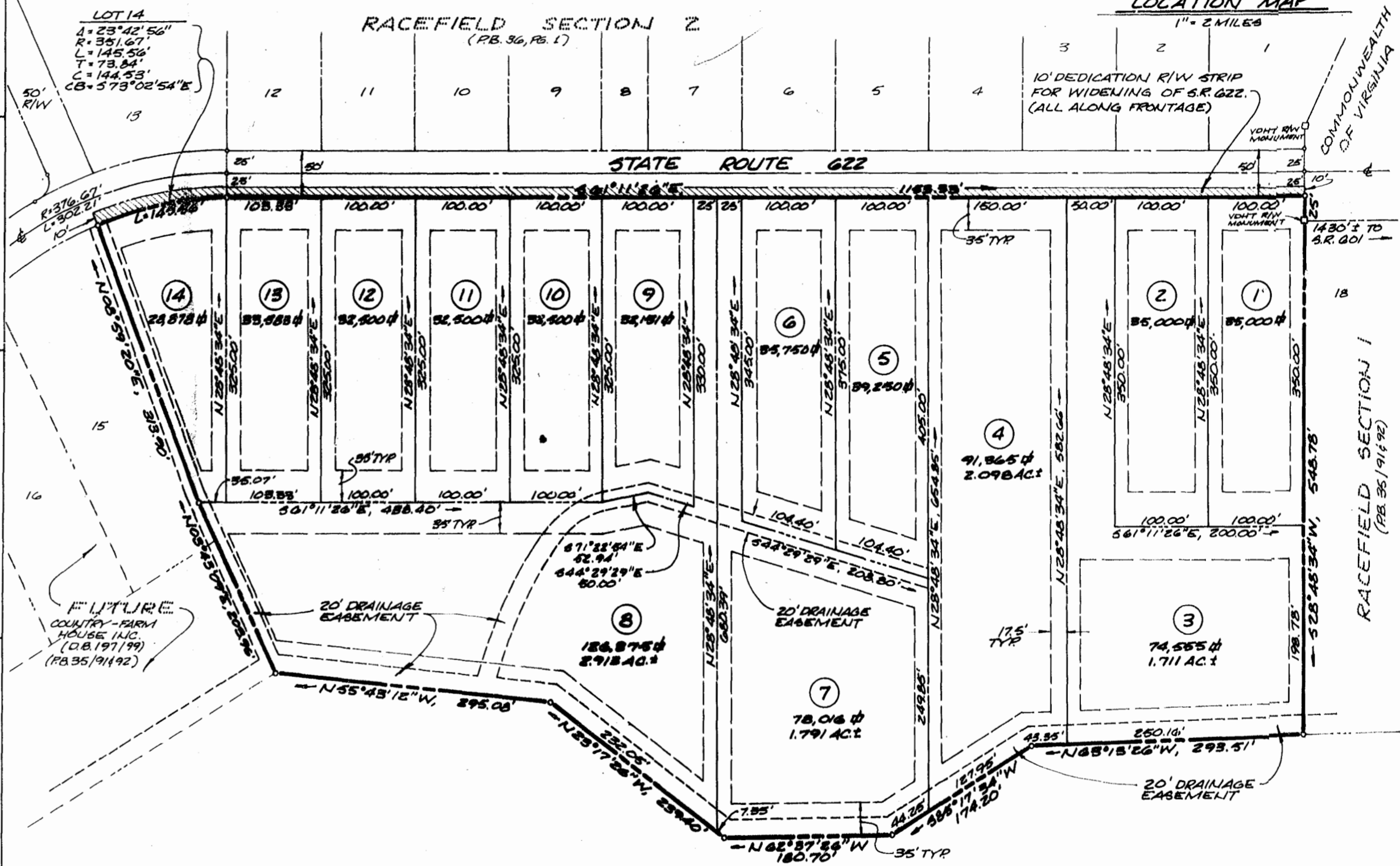


LOCATION MAP

1" = 2 MILES

10' DEDICATION R/W STRIP FOR WIDENING OF S.R. 622. (ALL ALONG FRONTAGE)

RACEFIELD SECTION 2 (P.B. 36, P.B. 1)



STATE OF VIRGINIA,

I, Patricia Anne Steward, 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 9th day of July 1980. My commission expires August 30, 1982.

STATE OF VIRGINIA, COUNTY OF JAMES CITY

In the clerk's office of the circuit court for the county of James City the 11th day of July 1980, this map was presented and admitted to the record as the law directs.

Teste: Juliette C. Clowdia, Clerk
Plate Book 36 Page 35

CERTIFICATE OF APPROVAL

This subdivision known as RACEFIELD-SECTION 3-A is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

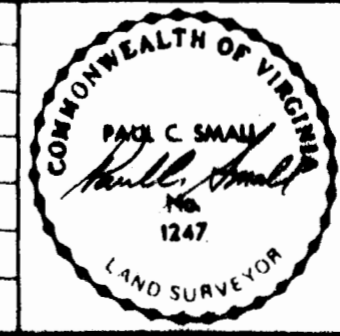
Date 4-21-80 F. M. Hill Highway Engineer
Date 4-21-80 E. Breyer Health Officer
Date 4-11-80 [Signature] Agent of Governing Body

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 10th day of April 1980. BY Paul C. Small, P.E., C.L.S.



Table with columns for DATE, REVISION/COMMENT/NOTE, and BY.



PLAT OF RACEFIELD - SECTION 3-A
OWNER/DEVELOPER: COUNTRY-FARM HOUSE, INC.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
Small Engineering, Inc.
Engineers, Planners, Surveyors
625 Ironbound Road 804 253-0040
WILLIAMSBURG, VA 23185
Scale 1" = 100'
Date APRIL 18, 1980
Job H 02-3A

