

## OWNER'S CONSENT &amp; 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 Claude R. Nelson

Recorded in James City & Quaker House  
January 20, 1981 as Document # 178.

BY Claude R. Nelson BY \_\_\_\_\_

## STATE OF VIRGINIA,

I, Mary Jo Sullack, 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 20<sup>th</sup> day of JANUARY 1981.  
My commission expires 8/21/83

## STATE OF VIRGINIA, COUNTY OF JAMES CITY

In the clerk's office of the circuit court for the county of James City the 21<sup>st</sup> day of January 1981, this map was presented and admitted to the record as the law directs.

Taste: Fred M. Flannery, Clerk

Plate Book 36 Page 66

## CERTIFICATE OF APPROVAL

This subdivision known as NELSON SUBDIVISION

is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

Date 1-20-81 J. D. Hall Highway Engineer

Date 3 Dec. 1980 Hugh M. Kuttelberg Health Officer

Date Jan 20, 1981 Henry H. Epp Agent of Governing Body

## ENGINEER'S &amp; 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.

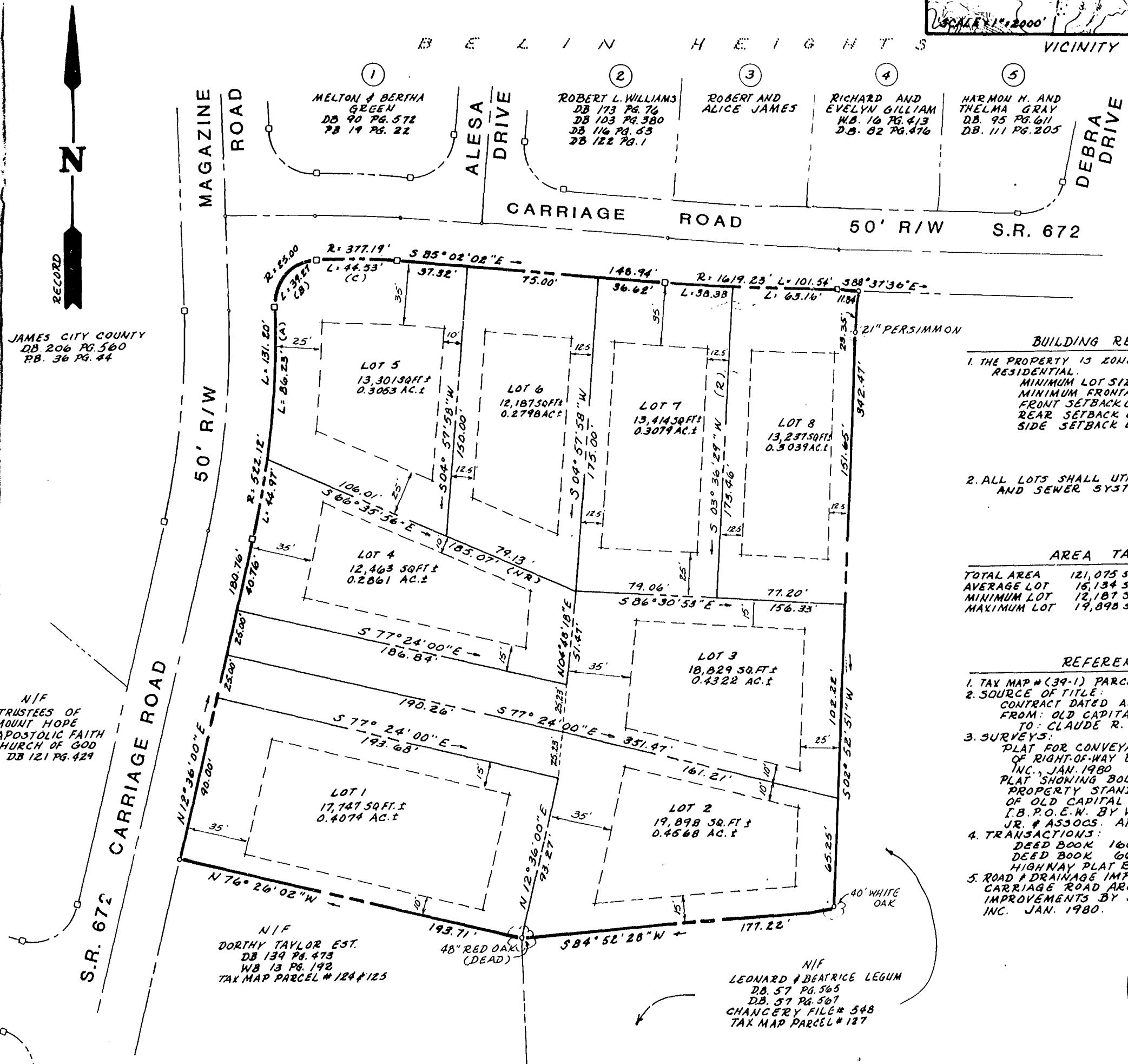
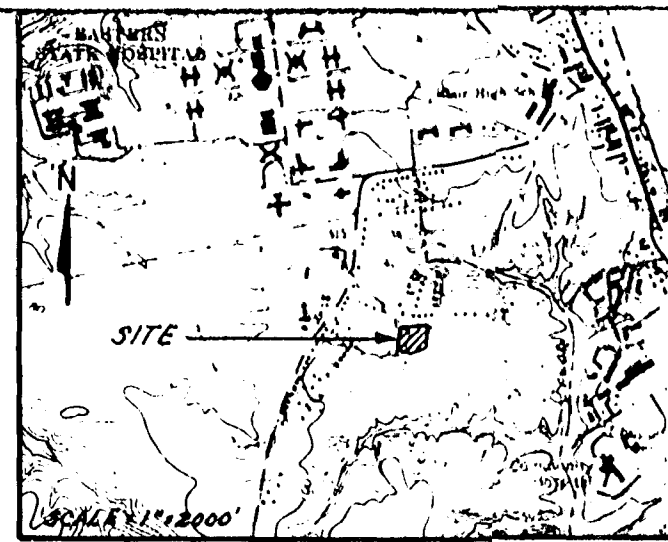
Given under my hand this 14<sup>th</sup> day of October 1980  
BY Paul C. Small  
Paul C. Small, P.E., C.L.S.

## LOT CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHRD.	CHORD BEAR.
1	04°56'06"	522.12	44.97	22.30	44.96	N10°07'55"E
2A	09°27'46"	522.12	86.23	43.21	86.13	N02°36'00"E
3B	09°00'00"	26.00	39.27	25.00	35.36	N43°12'05"E
5C	06°45'33"	577.19	44.53	22.27	44.51	S85°24'56"E
7	01°21'29"	1619.23	38.38	19.19	38.38	S85°48'46"E
8	02°14'05"	1619.23	63.16	31.58	63.15	S87°30'33"E

Recorded 21<sup>st</sup> day of January 1981  
in \_\_\_\_\_

D. B. No. 210, pages 485  
Fred M. Flannery Clerk



## BUILDING RESTRICTIONS

1. THE PROPERTY IS ZONED R-3 GENERAL RESIDENTIAL. LOT SIZE = 10,000 SQ. FT. MINIMUM FRONTAGE = 15' AT SETBACK LINE. FRONT SETBACK LINE = 35' MINIMUM. REAR SETBACK LINE = 25' MINIMUM. SIDE SETBACK LINE = 10' MINIMUM. EACH SIDE. 25' MINIMUM TOTAL. 25' ADJACENT TO ROADWAY.
2. ALL LOTS SHALL UTILIZE COUNTY WATER AND SEWER SYSTEMS.

## AREA TABULATION

TOTAL AREA	121,075 SQ. FT.	2.7795 AC.
AVERAGE LOT	15,134 SQ. FT.	0.3474 AC.
MINIMUM LOT	12,187 SQ. FT.	0.2798 AC.
MAXIMUM LOT	19,898 SQ. FT.	0.4568 AC.

## REFERENCES

1. TAX MAP # (39-1) PARCEL # (1-126)
2. SOURCE OF TITLE: CONTRACT DATED AUGUST 14, 1980 FROM: OLD CAPITAL LODGE # 629 TO: CLAUDE R. NELSON
3. SURVEYS: PLAT FOR CONVEYANCE AND DEDICATION OF RIGHT-OF-WAY BY SMALL ENGINEERING, INC. JAN. 1980. PLAT SHOWING BOUNDARY SURVEY OF PROPERTY STANDING IN THE NAME OF OLD CAPITAL LODGE NO. 629 I.B.P.O.E.W. BY VINCENT D. McMANUS, JR. & ASSOC. APRIL 29, 1975
4. TRANSACTIONS: DEED BOOK 160 PAGE 689 DEED BOOK 66 PAGE 441 HIGHWAY PLAT BOOK 2 PAGE 16
5. ROAD & DRAINAGE IMPROVEMENTS CARRIAGE ROAD AREA NEIGHBORHOOD IMPROVEMENTS BY SMALL ENGINEERING, INC. JAN. 1980.



## PLAT OF NELSON SUBDIVISION

OWNER/DEVELOPER: CLAUDE R. NELSON

JAMES CITY COUNTY

VIRGINIA

Small Engineering, Inc.

Engineers, Planners, Surveyors  
804 253-0040

1"=60'

OCT. 14, 1980

3824

