

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OR THE COUNTY OF JAMES CITY THE 14 DAY OF February 1984, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Wm. Ward, CLERK

PLAT BOOK 39 PAGE 10

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS RACEFIELD - SECTION 4B

IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 13-28-84 F. N. Hill HIGHWAY ENGINEER

DATE 10-26-84 Carol J. Hays HEALTH OFFICER

DATE 14 Feb. 1984 Wm. Ward AGENT OF GOVERNING BODY

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. AS RECORDED IN JAMES CITY COUNTY, DEED BOOK 197/PG. 99

COUNTRY FARM HOUSE, INC. BOX H. C. TOANO, VA. 22648

BY [Signature]

BY _____

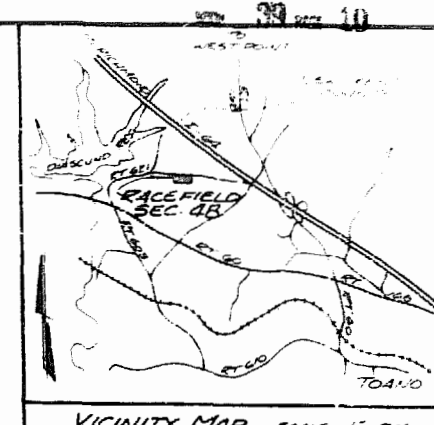
STATE OF VIRGINIA

I, Fabrice Ann Stewart, 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.

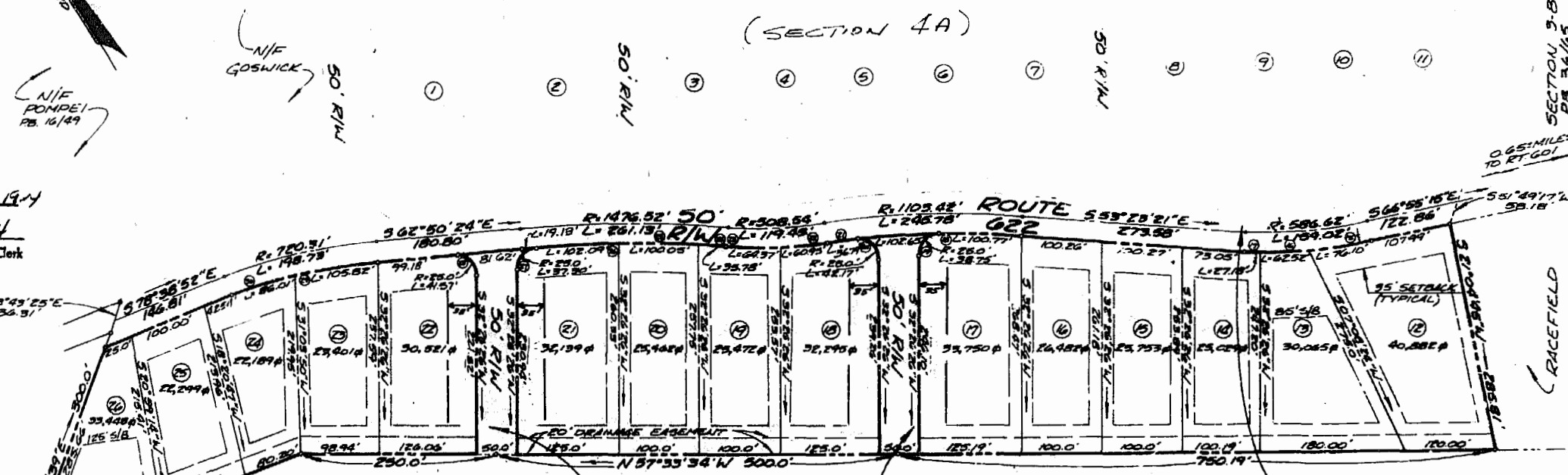
GIVEN UNDER MY HAND THIS 13th DAY OF February, 1984.

MY COMMISSION EXPIRES Aug. 29, 1986.

LOT #		CURVE DATA		R		I		T		C		PB	
12.	15.	7°07'43"	811.62	76.10	38.10	76.05	N65°21'24"W						
13.	16.	5°51'24"	611.62	62.52	31.29	62.49	N58°51'50"W						
14.	17.	2°32'47"	611.62	27.18	13.59	27.18	N54°39'45"W						
17.	18.	5°21'14"	1078.42	100.77	50.42	100.74	S56°03'58"E						
17.	19.	88°48'58"	26.00	38.75	24.49	35.00	N76°50'55"E						
18.	20.	96°38'15"	26.00	42.17	28.08	37.34	S15°52'42"E						
18.	21.	1°57'16"	1078.42	35.79	18.40	36.78	S65°10'27"E						
18.	22.	6°32'41"	533.54	60.95	30.51	60.91	S62°52'46"E						
19.	23.	6°54'47"	533.54	64.37	32.23	64.34	N56°09'00"W						
19.	24.	1°24'44"	1451.52	35.78	17.89	35.78	N53°23'59"W						
20.	25.	3°56'58"	1451.52	100.05	50.05	100.03	N56°04'50"W						
21.	26.	4°01'47"	1451.52	102.09	52.07	102.07	N60°04'09"W						
21.	27.	85°28'32"	25.00	37.30	23.10	33.53	N75°10'57"E						
22.	28.	95°16'50"	25.00	41.57	27.42	36.95	S15°11'59"E						
23.	29.	6°43'12"	695.31	105.82	53.01	105.72	N67°12'00"W						
24.	30.	7°05'16"	695.31	86.01	43.00	85.96	N75°06'13"W						



10:25 AM
Recorded 14 day of Feb 1984
in
P. B. No. 39 pages 7/4
Wm. Ward Clerk



CNF CONTINENTAL CAN CO PB 27/39

FEE SIMPLE OWNERSHIP VESTED IN H.V. CLAYTON & R.M. HAZELWOOD, JR. FOR PARCELS A & B ACCESS TO PARCEL D PER P.B. 35/91/92 (10' DEDICATED FOR PUBLIC USE BY THIS PLAT)

HOWARD V. CLAYTON & R.M. HAZELWOOD, JR. (PARCEL D, P.B. 35/91/92)

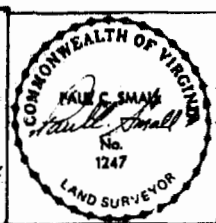
R/W RESERVED BY COUNTRY-FARM HOUSE, INC. FOR FUTURE (NOT DEDICATED FOR PUBLIC USE BY THIS PLAT) CREATED IN P.B. 35/91/92

EXIST. 30' PRESCRIPTIVE R/W PLUS 10' WIDENING ON EACH SIDE HEREBY DEDICATED FOR PUBLIC USE.

BUILDING RESTRICTIONS
1 PROPERTY IS ZONED 4-1
MINIMUM LOT SIZE 20,000 SQ. FT.
MINIMUM LOT FRONTAGE - 100' AT SETBACK LINE.
FRONT SETBACK - 35'
REAR SETBACK - 35'
SIDE SETBACK - 15' MIN., TOTAL OF 35' FOR BOTH
2 ALL LOTS WILL HAVE INDIVIDUAL WELLS & SEPTIC TANK SYSTEMS

LAND USE TABULATION
NO. OF LOTS - 15
AVERAGE LOT SIZE - 28,646 SQ. FT.
LOT AREA - 9.86 ACRES
ROAD DEDICATION - 0.39 ACRES
RIGHT OF WAYS - 0.28 ACRES
TOTAL AREA SUBDIVIDED - 10.34 ACRES
LOT YIELD - 0.67 LOTS/ACRE

ENGINEER'S & SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS & ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.
GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF February 1984
BY Paul C. Small
Paul C. Small, P.E., C.L.S.



PLAT OF
RACEFIELD - SECTION 4B
OWNER/DEVELOPER: COUNTRY-FARM HOUSE, INC.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
A.E.S. A PROFESSIONAL CORPORATION
Architecture, Engineering, Surveying
425 E. Onbound Rd. (804) 253-0040
WILLIAMSBURG VIRGINIA 23185
Scale: 1" = 100'
Date: 2/7/84
Job: 3879-4B