

**LOCATION MAP**  
1" = 2000'

**LOT CURVE INFORMATION**

LOT CURVE DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
8A	15°31'38"	175.00'	43.42'	33.85'	87°44'102"
9B	44°03'20"	25.00'	27.93'	15.84'	87°44'02"
9C	05°14'28"	175.00'	18.01'	8.01'	84°35'34"
9D	43°03'40"	200.00'	150.31'	78.91'	82°41'00"
9E	37°15'35"	25.00'	40.42'	26.17'	84°00'15"
10A	09°35'15"	175.00'	35.00'	17.30'	85°10'38"
10B	39°14'03"	175.00'	119.83'	68.37'	87°33'15"
11A	04°10'16"	175.00'	83.47'	41.78'	88°47'32"
11B	26°13'55"	60.00'	27.46'	13.88'	89°10'39"
12A	11°18'19"	60.00'	16.43'	8.27'	88°13'02"
12B	45°34'33"	60.00'	73.22'	41.93'	88°40'10"
13	48°35'10"	60.00'	51.23'	27.29'	82°15'13"
14	43°08'37"	60.00'	43.18'	23.72'	82°46'38"
15	90°39'58"	40.00'	101.23'	67.42'	89°44'
16A	10°38'30"	60.00'	11.49'	5.78'	83°29'53"
16B	48°26'33"	40.00'	50.73'	26.99'	85°13'54"
16C	06°02'33"	725.00'	78.46'	38.27'	81°20'34"
17	01°41'33"	725.00'	25.00'	12.50'	88°58'59"
18	90°00'00"	25.00'	39.27'	25.00'	35.34'
38	05°25'02"	250.00'	28.00'	14.02'	80°44'16"
39	20°38'15"	250.00'	89.32'	45.16'	88°85'
40A	03°16'54"	294.79'	115.70'	57.86'	115.70'
40B	18°47'48"	250.00'	82.02'	41.88'	83°48'56"
41A	70°42'48"	125.00'	154.27'	88.69'	144.67'
41B	90°00'00"	30.00'	47.12'	30.00'	82.43'

**GRAYLIN WOODS R/W CURVE INFORMATION**

ROAD	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
L. SLIPPER	1	54°45'51"	175.00'	147.25'	90.49'	140.96'	S 80°26'54"E
YARROW	1	08°01'03"	725.00'	101.46'	50.81'	101.38'	N54°13'54"E
YARROW	2	26°37'00"	60.00'	282.34'	43.89'	42.92'	N81°19'49"W
YARROW	3	41°54'54"	60.00'	43.89'	22.88'	42.92'	N82°05'30"W
YARROW	4	08°45'51"	725.00'	118.47'	59.33'	118.36'	N 29°30'02"W
R. CEDAR	1	45°41'05"	250.00'	199.34'	105.31'	184.10'	N26°22'17"W
R. CEDAR	2	47°10'51"	25.00'	42.42'	25.95'	27.60'	N19°42'15"E
R. CEDAR	3	35°25'08"	175.00'	108.08'	55.83'	104.57'	N10°45'54"E
R. CEDAR	4	10°00'00"	30.00'	41.12'	30.00'	42.45'	N 29°30'02"W



**AREA TABULATION - 1A**

AREA OF R/W	63,674 sq ft	1.462 Ac.
AREA OF COMMUNITY USE/ ENVIRONMENT PROTECTION ZONE	136,835 sq ft	3.141 Ac.
AREA OF LOTS	515,775 sq ft	11.841 Ac.
TOTAL AREA SUBDIVIDED	716,284 sq ft	16.444 Ac.
# OF LOTS	15	
AVERAGE LOT SIZE	34,385 sq ft	0.789 Ac.
LARGEST LOT (#14)	67,963 sq ft	1.560 Ac.
SMALLEST LOT (#57)	24,200 sq ft	0.556 Ac.
LOT YIELD		0.91 LOTS/ACROSS AC.

**BUILDING RESTRICTIONS**  
PROPERTY IS ZONED LIMITED AGRICULTURAL, DISTRICT, A-2  
LOTS ARE BEAVED BY PUBLIC WATER AND SEWER  
MINIMUM LOT SIZE ALLOWABLE = 17,500 SF, 0.4017 AC

**FRONTAGE REQUIREMENTS:**  
- LOTS UP TO 43,560 SF SHALL HAVE A MINIMUM WIDTH AT THE SETBACK  
LINE OF 100 FEET.  
- LOTS OF 43,560 SF OR MORE SHALL HAVE A MINIMUM WIDTH AT THE SETBACK  
OF 150 FEET.

**YARD REGULATIONS:**  
FRONT: 35' MINIMUM; EXCEPTIONS: AS SHOWN ON PLAN  
SIDE: 15' MINIMUM FOR EACH SIDE YARD  
REAR: 35' MINIMUM

**OWNER'S CONSENT & DEDICATION**

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

TITLE BY THE LAND SHOWN HEREON IS VESTED IN

BY \_\_\_\_\_

STATE OF VIRGINIA,

I, William S. Ward, 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 31st DAY OF Sept, 1985

MY COMMISSION EXPIRES May 17, 1988

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 2nd DAY OF December 1985, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TEST: William S. Ward, CLERK

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION KNOWN AS

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

DATE 10/1/85

DATE 9/26/85

DATE 10/1/85

DATE \_\_\_\_\_

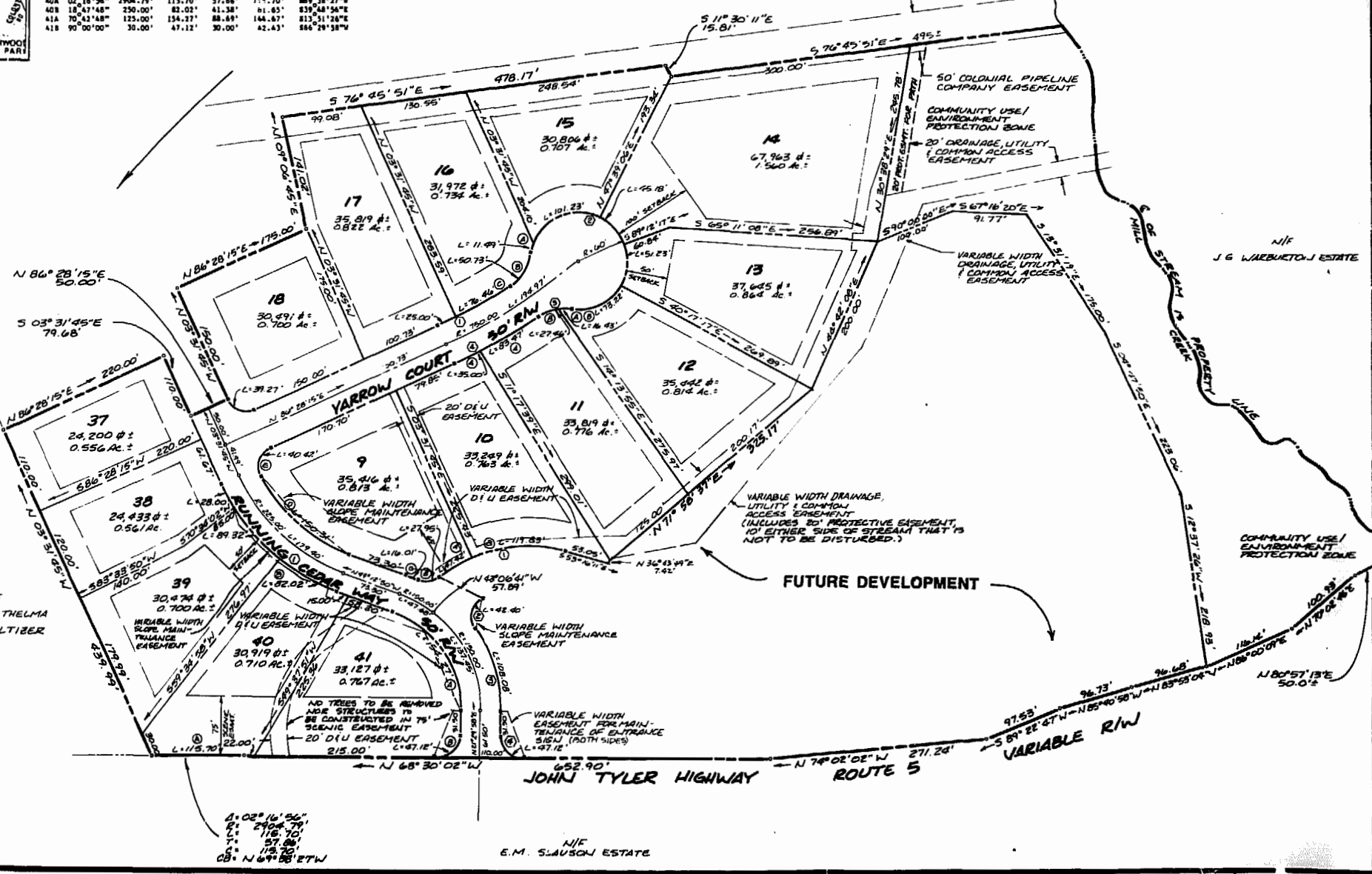
DATE \_\_\_\_\_

**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 25th DAY OF SEPT, 1985

BY William L. Miller, Jr.  
WILLIAM L. MILLER, JR., C.L.S.



**AES**, a professional corporation  
1761 Jamestown Road, Williamsburg, Va. 23185  
804-253-0040  
Architecture, Engineering, Surveying, Planning

**PLAT OF SUBDIVISION**  
**GRAYLIN WOODS**  
**SECTION 1A**  
OWNER / DEVELOPER:  
**COLONIAL CAPITAL DEVELOPMENT COMPANY**  
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



Recorded	1:15 p.m.
Recorded	27th day of December 1985
In	
D.B. No.	288
pages	719
<u>William S. Ward</u>	
1	11/6/85
ADDED PROTECTIVE EASEMENTS PER DEVELOPER	AWB
REVISION / COMMENT / NOTE	BY

Designed	AWB
Drawn	VMB
Scale	1" = 100'
Date	MAR 28, 1986
Project No.	5774
Drawing No.	1 of 1