

ENGINEER'S & SURVEYOR'S CERTIFICATE

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

TITLE TO THE LAND SHOWN HEREON IS VESTED IN  
BY Leon C. Avery  
OF James City County, Va.

STATE OF VIRGINIA,  
I, M. Anderson, a Notary Public do hereby certify that the names and names are signed to the foregoing plat have acknowledged the same before me in my City and State aforesaid.

GIVEN UNDER MY HAND THIS 27<sup>th</sup> DAY OF June, 1986  
MY COMMISSION EXPIRES April 10, 1987

STATE OF VIRGINIA, COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 30 DAY OF June, 1986, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

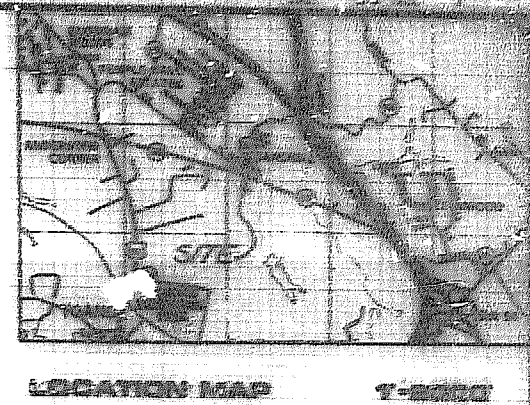
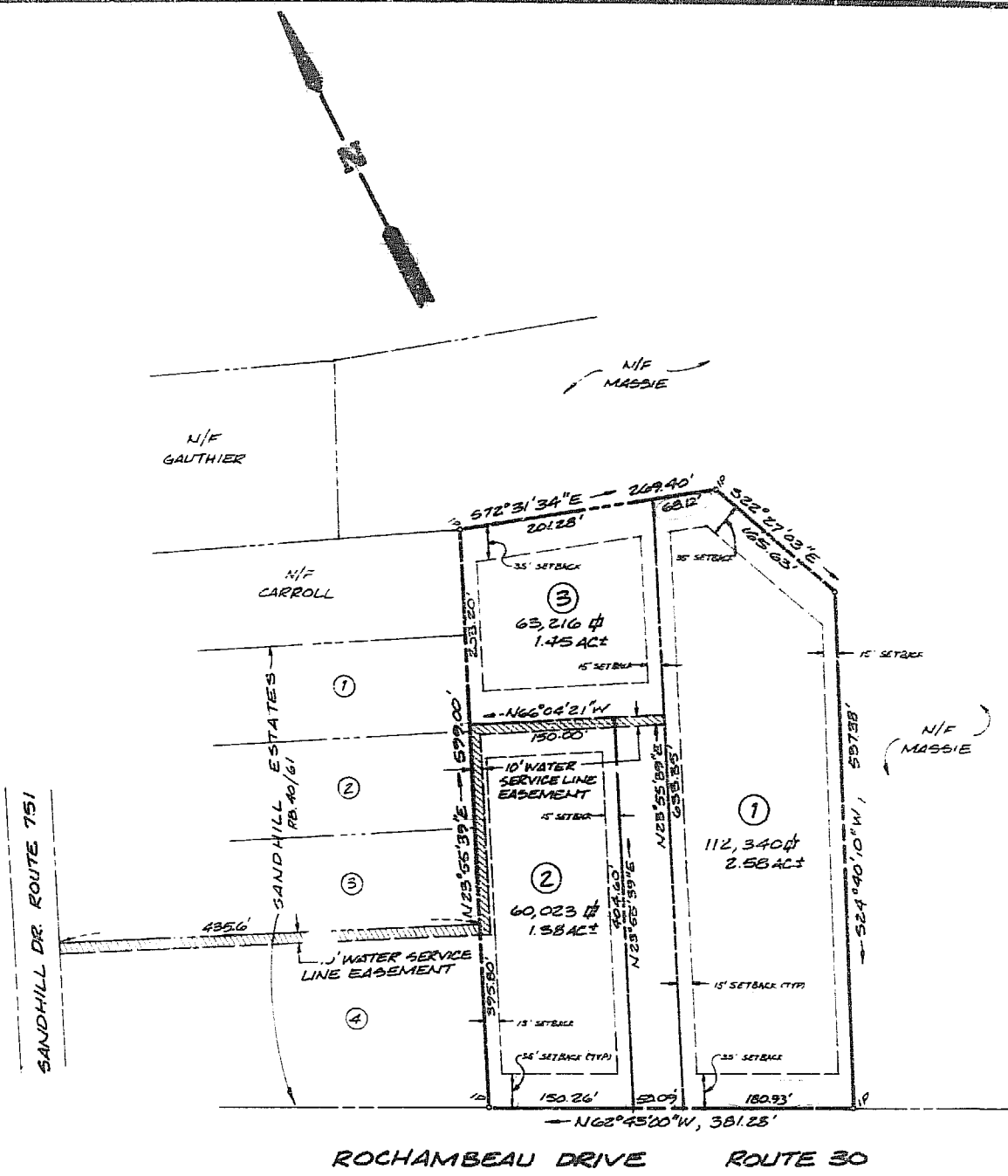
DEPOSE: William Seward, CLERK  
PLAT BOOK 42, PAGE 9

CERTIFICATE OF APPROVAL  
THIS SUBDIVISION BEING AS  
IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 6-26-86 F.D. Hill  
HIGHWAY ENGINEER  
DATE 6-26-86 E. R. Boyd  
HEALTH OFFICER  
DATE 6/20/86 William L. Miller, Jr.  
AGENT OF REGISTERED ENGINEER

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 26<sup>th</sup> DAY OF June, 1986  
BY: William L. Miller, Jr.  
WILLIAM L. MILLER, JR., C.L.S.



AREA CALCULATION

SMALLEST LOT =	60,023 SF	1.38 AC
LARGEST LOT =	112,340 SF	2.58 AC
TOTAL AREA SUBDIVIDED =	235,579 SF	5.41 AC

- MINIMUM REQUIREMENTS
- PROPERTY IS ZONED A-1, GENERAL AGRICULTURAL
  - MINIMUM LOT AREA = 30,000 SF
  - MINIMUM FRONT SETBACK = 150' (LOTS GREATER THAN 40,000 SF)
  - MINIMUM SETBACKS:
    - FRONT = 35'
    - REAR = 25'
    - SIDE = 15'
  - ALL LOTS TO BE SERVED BY PUBLIC WATER SYSTEM AND INDIVIDUAL SEWER TANK AND GRAVITY FEED SYSTEMS



**AES**, a professional corporation  
1701 Jamestown Road, Williamsburg, Va. 23185  
804-283-0040  
Engineering, Planning, Surveying

SUBDIVISION OF  
THE REMAINDER OF THE PROPERTY  
OF LEON C. & MAXIE G. AVERY



NO.	DATE	REVISION / CORRECTED / MADE

PLAT BOOK  
PAGE NO.  
DATE  
BY