

W & CURVE DATA

CHORD NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	188.48	200.00	100.00	114.31	188.48	S89°14'03"W
2	188.48	200.00	100.00	114.31	188.48	S89°14'03"W
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46	188.48	200.00	100.00	114.31	188.48	S89°14'03"W

AREA TABULATION

TOTAL AREA-SECTION ONE	1,578.123 SF ±	36.183 AC ±
R/W AREA	1,817.723 SF ±	4.172 AC ±
AREA OF LOTS	1,294,400 SF ±	27,011 AC ±
# OF LOTS	46	
AVERAGE LOT SIZE	30,313 SF ±	0.696 AC ±
LOT YIELD/ACROSS ACRES	1.37 LOTS/ACROSS ACRES	
SMALLEST LOT (# 32)	80,339 SF ±	1.844 AC ±
LARGEST LOT (# 17)	80,339 SF ±	1.844 AC ±

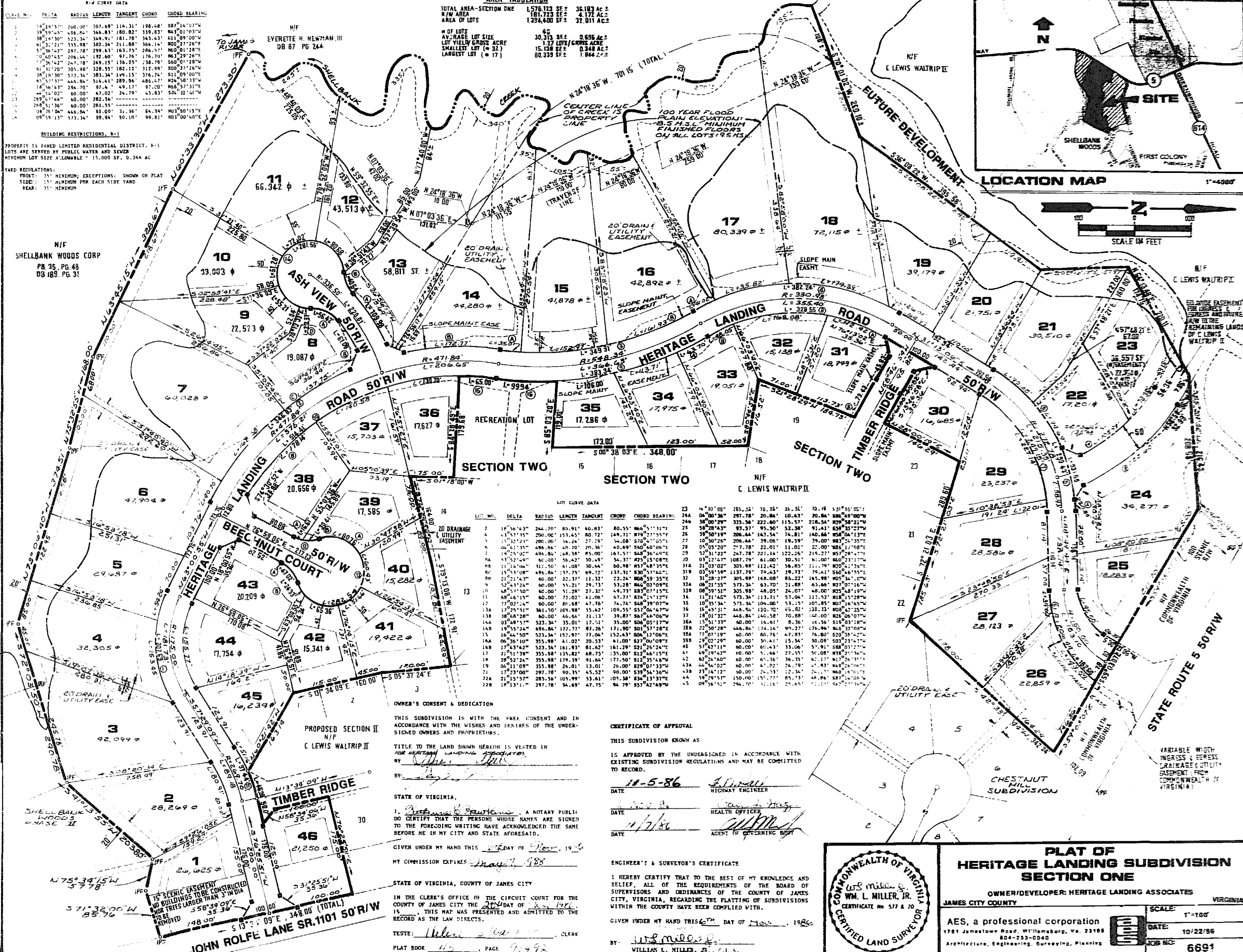
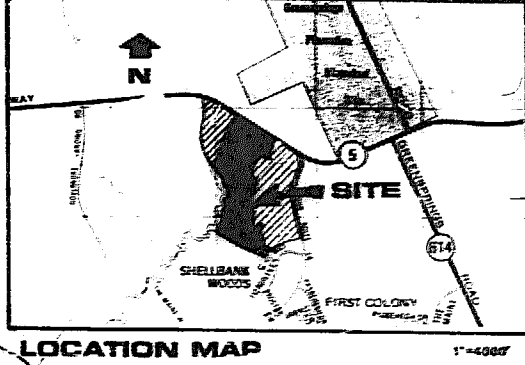
BUILDING RESTRICTIONS, R-1

PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1. LOTS ARE SERVED BY PUBLIC WATER AND SEWER. MINIMUM LOT SIZE A LOMABLE = 15,000 SF, 0.344 AC.

YARD REGULATIONS:

FRONT: 35' MINIMUM; EXCEPTIONS: SHOWN ON PLAN.
 SIDING: 15' MINIMUM FOR EACH SIDE YARD.
 REAR: 35' MINIMUM.

N/F
SHELLBANK WOODS CORP
PB. 35, PG. 48
DB 189, PG. 31



LOT CURVE DATA

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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 TO THE LAND SHOWN HEREON IS VESTED IN FOR HERITAGE LANDING ASSOCIATES, BY Heritage Landing Associates

STATE OF VIRGINIA,
 I, Wm. L. Miller, Jr., 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 11th DAY OF Nov., 1986.
 MY COMMISSION EXPIRES May 7, 1988

STATE OF VIRGINIA, COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 20th DAY OF Nov., 1986.
 IS: THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Wm. L. Miller, Jr. CLERK
 PLAT BOOK 412, PAGE 71492

CERTIFICATE OF APPROVAL

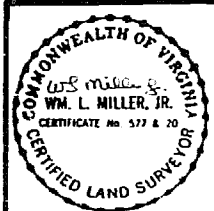
THIS SUBDIVISION KNOWN AS
 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 11-5-86 Wm. L. Miller, Jr. HIGHWAY ENGINEER
 DATE 11/7/86 Wm. L. Miller, Jr. HEALTH OFFICER
 DATE 11/7/86 Wm. L. Miller, Jr. AGENT OF INSURING 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 7th DAY OF Nov., 1986.
 BY: Wm. L. Miller, Jr.
 WILLIAM L. MILLER, JR., C.L.S.



PLAT OF HERITAGE LANDING SUBDIVISION SECTION ONE

OWNER/DEVELOPER: HERITAGE LANDING ASSOCIATES
 JAMES CITY COUNTY, VIRGINIA

AES, a professional corporation
 1701 Jamestown Road, Williamsburg, Va. 23185
 804-233-0240
 Architecture, Engineering, Surveying, Planning

SCALE: 1"=100'
 DATE: 10/22/86
 JOB NO: 6691