

OWNER'S CONSENT & DEDICATION

THIS SUBDIVISION IS MADE 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

BY Colonial Capitol Development Company
 BY Paul C. Small, PLS

STATE OF VIRGINIA,
 I, Katherine E. Shaw, 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 3 DAY OF June, 1987
 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 12 DAY OF June, 1987, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Katherine E. Shaw, CLERK
 PLAT BOOK 44, PAGE 87

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS

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

2-12-87 J. N. Hall HIGHWAY ENGINEER
4 June 86 Paul C. Small HEALTH OFFICER
3/16/87 Paul C. Small AGENT OF GOVERNING 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 6th DAY OF June, 1987

BY: Paul C. Small
 PAUL C. SMALL, PLS



BUILDING RESTRICTIONS, R-1

PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1. LOTS ARE SERVED BY PUBLIC WATER AND SEWER. MINIMUM LOT SIZE ALLOWABLE = 15,000 SF, 0.3444 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: 25' MINIMUM; EXCEPTIONS: SHOWN
 SIDES: 15' MINIMUM FOR EACH SIDE YARD
 REAR: 35' MINIMUM

SPECIAL PROVISIONS FOR CORNER LOTS:
 --FOR CORNER LOTS, THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS.
 --HOT STRUCTURES SHALL BE LOCATED CLOSER THAN 35' TO THE SIDE STREET.
 --EACH CORNER LOT SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 125 FEET.

LOT CURVE DATA

LOT NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
20	03°48'59"	225.00'	14.99'	7.50'	14.98'	N01°37'13"W
21	09°13'20"	225.00'	122.89'	196.36'	295.88'	N82°23'54"E
22	1°27'03"	225.00'	147.07'	76.27'	144.47'	S76°51'55"E
23	09°32'00"	60.00'	97.25'	63.08'	66.95'	S73°31'37"E
24	26°57'08"	60.00'	26.13'	15.28'	23.92'	S14°37'03"E
25	28°19'11"	60.00'	30.70'	15.70'	30.37'	S23°59'49"W
26	03°23'14"	60.00'	66.38'	37.05'	63.05'	S70°21'01"W
27	23°22'17"	60.00'	26.48'	12.41'	24.31'	S64°16'13"W
28A	05°22'32"	60.00'	68.04'	36.50'	64.81'	S87°16'21"W
28B	16°20'09"	275.00'	78.41'	39.47'	78.14'	N68°02'27"E
28C	21°06'34"	275.00'	101.25'	51.25'	100.77'	N86°05'59"W
29	18°20'43"	275.00'	136.85'	69.87'	135.44'	S13°00'42"E
30	09°07'04"	275.00'	43.77'	21.93'	43.72'	N01°01'46"W
31	11°28'43"	60.00'	12.02'	6.03'	12.00'	S03°35'52"E

RIGHT-OF-WAY CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	123°29'22"	275.00'	577.11'	511.69'	484.47'	S58°12'56"E
2	245°22'33"	60.00'	25.96'	14.65'	39.38'	S58°12'56"E
3	123°29'22"	275.00'	484.94'	418.65'	396.38'	S58°12'56"E
4	48°26'30"	275.00'	232.34'	123.61'	225.49'	S58°12'19"E

RALPH & THELMA VAIDEN ALTZER
 TAX PARCEL 47-1, 1-29
 DB 99 PG 606

THE FOXES LOT II-D
 N/F
 DAVID I & MARY H.V. CLAY
 TAX PARCEL 47-1, 3-14
 PB 38; PG 75

AREA TABULATION

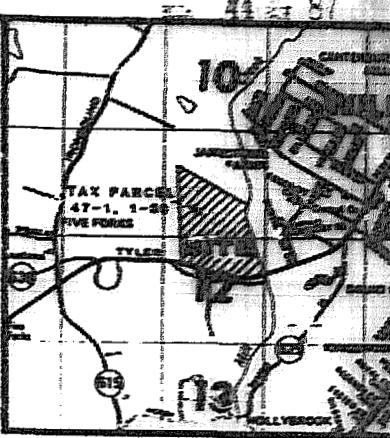
1. AREA OF R/W	68,502 SF	1.57 AC.
2. AREA OF COMMUNITY USE / ENVIRONMENT PROTECTION ZONE	118,480 SF	2.72 AC.
3. AREA OF LOTS (SECTION 2)	573,890 SF	13.17 AC.
4. AREA OF FUTURE DEVELOPMENT (LOTS 24, 30-32)	432,551 SF	9.93 AC.
5. TOTAL AREA SUBDIVIDED	1,193,143 SF	27.39 AC.

* OF LOTS 14
 AVERAGE LOT SIZE 40,978 SF 0.94 AC
 LARGEST LOT = 26 64,323 SF 1.48 AC
 SMALLEST LOT = 34 31,617 SF 0.73 AC
 GROSS AREA SECTION 2 (INCLUDES ITEMS 1,2 & 3) 760,532 SF 17.46 AC
 LOT YIELD / ACRE (SECTION 2) 0.80 LOT / ACRE

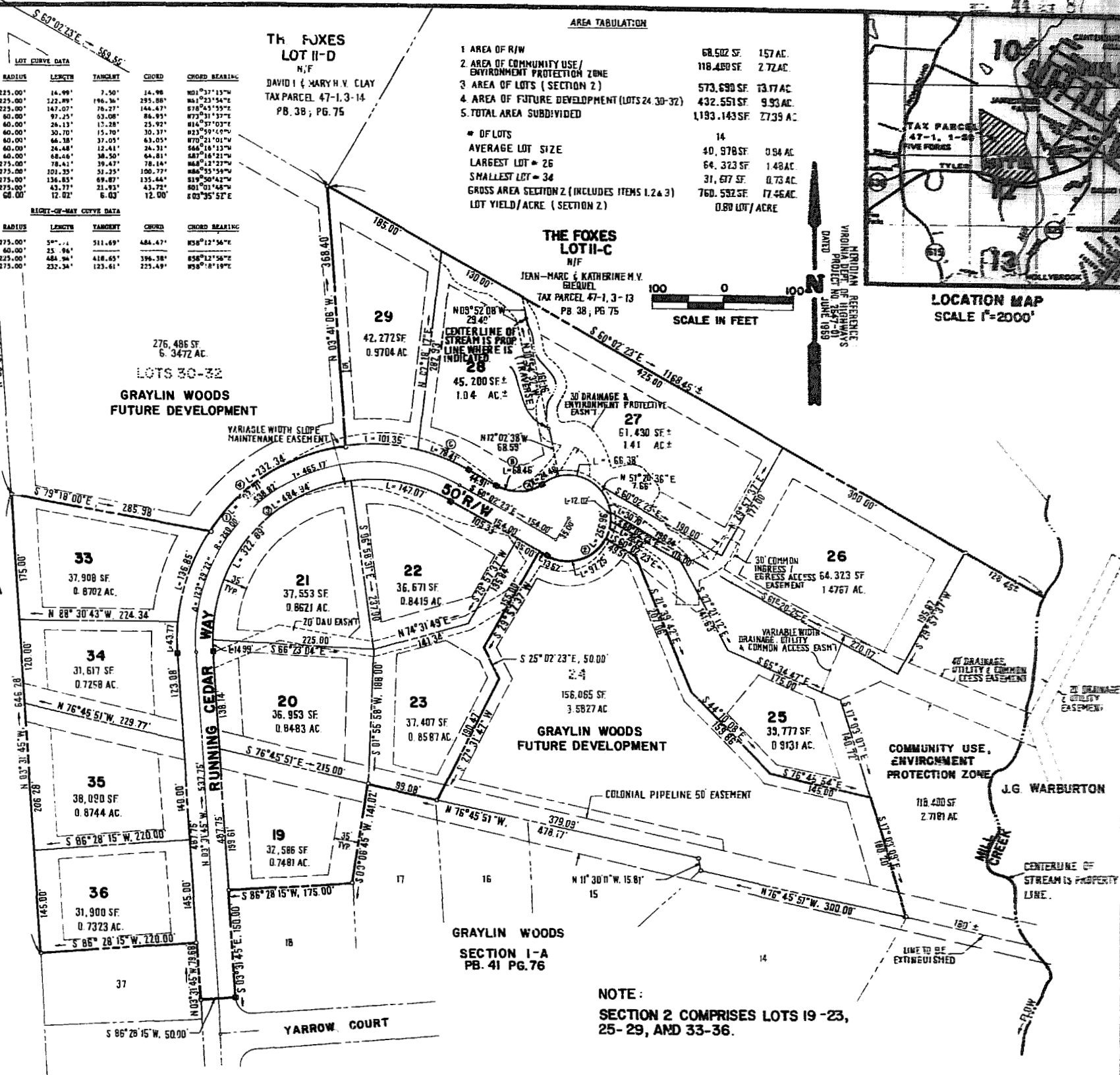
THE FOXES LOT II-C
 N/F
 JEAN-MARC & KATHERINE M.V. BREVET
 TAX PARCEL 47-1, 3-13
 PB 38; PG 75



NATIONAL REFERENCE
 VIRGINIA DEPT. OF HIGHWAYS
 PROJECT NO. 2657-01
 DATED JUNE 1989



LOCATION MAP
 SCALE 1"=2000'



NOTE:
 SECTION 2 COMPRISES LOTS 19-23, 25-29, AND 33-36.

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

PLAT OF GRAYLIN WOODS SECTION 2
 OWNER/DEVELOPER:
 COLONIAL CAPITOL DEVELOPMENT COMPANY - GRAYLIN WOODS
 JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
 PAUL C. SMALL
 No. 1247
 LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed: Drawn:
 Scale: 1"=100' Date:
 Project No.: 5774
 Drawing No.:
PLAT