

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,

BY Paul C. Small BY 8/6/87

STATE OF VIRGINIA

I, Paul C. Small, 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 6th DAY OF August, 1987

MY COMMISSION EXPIRES 17 May 88

CLERK'S CERTIFICATE
STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 13 DAY OF June, 1987, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Milene S. Ward, CLERK.

PLAT BOOK: 42, PAGE: 97

CERTIFICATE OF APPROVAL

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

DATE 8/10/87 Ellen G. Long V.P.O.T.

DATE 8/17/87 Ellen G. Long HEALTH OFFICER

DATE 8/12/87 Paul C. Small AGENT OF GOVERNING BODY

SURVEYOR'S STATEMENT

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 11th DAY OF August, 1987

BY: Paul C. Small
PAUL C. SMALL, P.E., C.L.S.

SOURCE OF TITLE

TITLE TO THE LAND SUBDIVIDED IS VESTED IN: C. LEWIS WALTRIP II BY DEED FROM PINEDELL A VIRGINIA LIMITED PARTNERSHIP DATED NOVEMBER 20, 1985 AND RECORDED IN DEED BOOK 228 AT PAGE 107, AND BY DEED FROM BIRDSON'S LAND CORPORATION A VIRGINIA CORP. DATED APRIL 29, 1984 AND RECORDED IN DEED BOOK 300 AT PAGE 571 IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

LOT CURVE TABLE

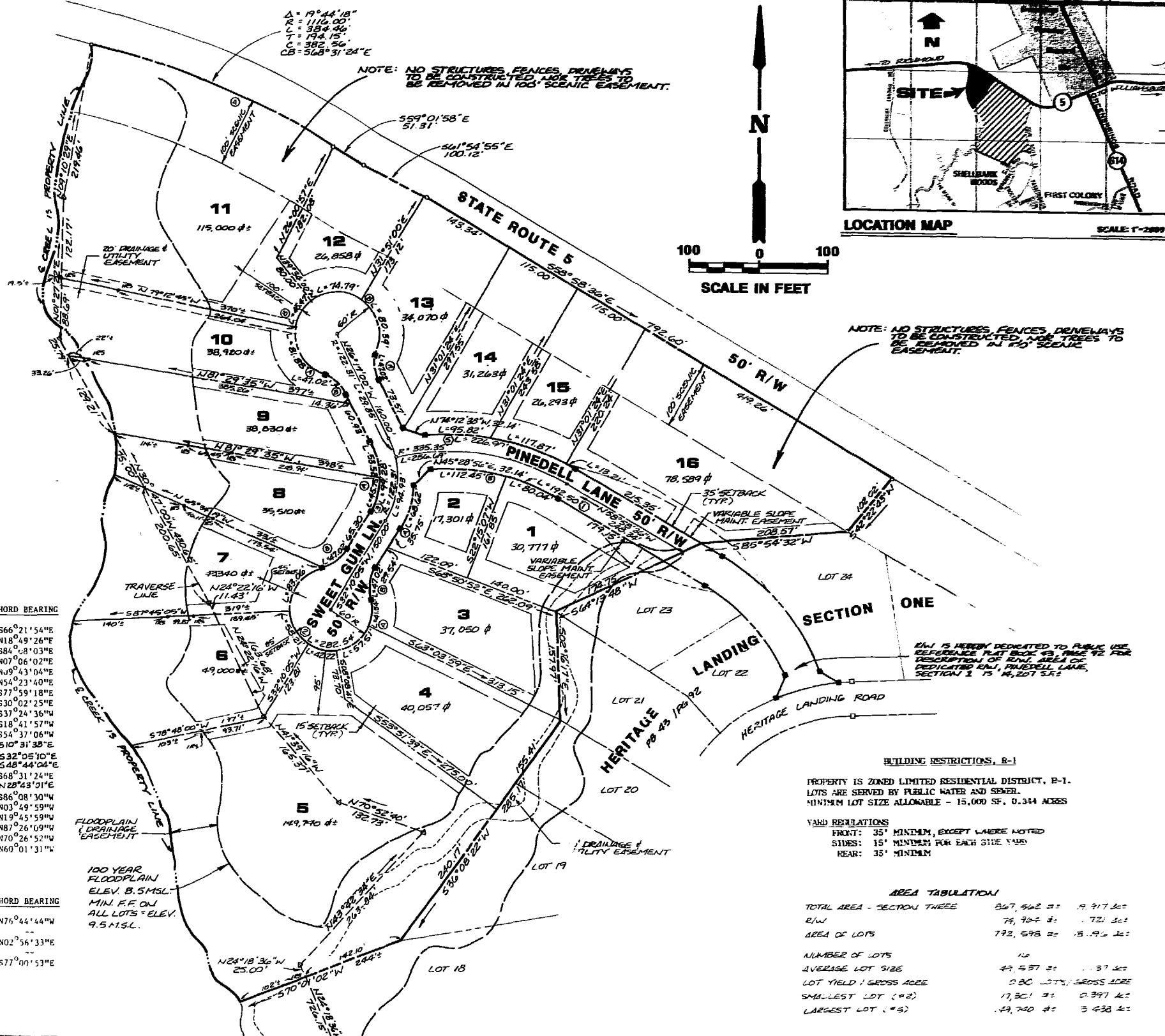
LOT NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	14°46'38"	310.35'	80.04'	40.25'	79.82'	S66°21'54"E
2A	26°41'25"	147.31'	68.62'	34.95'	68.00'	N18°49'26"E
2B	20°45'39"	310.35'	112.45'	56.85'	111.84'	S84°08'03"E
3A	39°39'58"	60.00'	41.54'	21.64'	40.71'	N07°06'02"E
3B	44°54'02"	60.00'	47.02'	24.79'	45.83'	N49°43'04"E
4	54°55'18"	60.00'	57.52'	31.18'	55.34'	N54°23'40"E
5	40°18'46"	60.00'	42.22'	22.02'	41.35'	S77°59'18"E
6	5°35'00"	60.00'	58.21'	31.62'	55.95'	S30°02'25"E
7	79°19'02"	60.00'	83.06'	49.76'	76.59'	S37°24'36"W
8A	26°56'22"	97.31'	45.75'	23.31'	45.33'	S18°41'57"W
8B	44°54'02"	60.00'	47.02'	24.79'	45.83'	S54°37'06"W
9	31°30'50"	97.31'	53.82'	27.46'	52.85'	S10°31'38"E
10A	78°11'28"	60.00'	81.88'	48.75'	75.67'	S32°05'10"E
10B	44°54'00"	60.00'	47.02'	24.79'	45.83'	S48°44'04"E
11A	19°44'18"	1116.00'	384.46'	194.16'	382.56'	S68°31'24"E
11B	43°25'35"	60.00'	45.47'	23.89'	44.39'	N28°43'01"E
12A	71°25'00"	60.00'	74.79'	43.13'	70.04'	S86°08'30"W
13A	44°54'02"	60.00'	47.02'	24.79'	45.83'	N03°49'59"W
13B	76°46'02"	60.00'	80.39'	47.53'	74.51'	N19°45'59"W
14	15°14'05"	360.35'	95.82'	48.19'	95.54'	N87°26'09"W
15	18°44'28"	360.35'	117.87'	59.47'	117.34'	N70°26'52"W
16	02°06'03"	360.35'	13.21'	6.61'	13.21'	N60°01'31"W

R/W CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	35°32'10"	310.35'	192.50'	99.44'	189.43'	N76°44'44"W
2	26°48'16"	60.00'	282.54'	54.44'	95.03'	N02°56'33"E
3	58°27'12"	97.31'	99.28'	54.44'	95.03'	N02°56'33"E
4	26°48'04"	60.00'	282.54'	54.44'	95.03'	N02°56'33"E
5	36°06'36"	360.35'	226.90'	117.35'	223.17'	S77°00'53"E

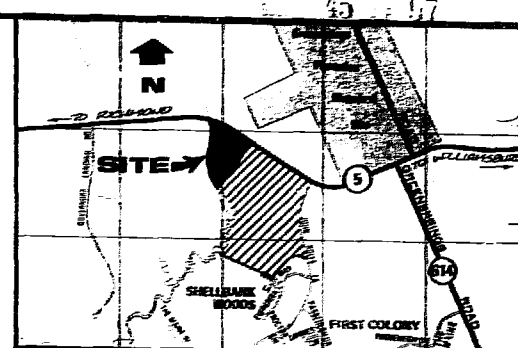


BUSINESS RECORDS CORPORATION



Δ = 19°44'18"
R = 1116.00'
L = 384.46'
C = 382.56'
CB = 568°31'24"E

NOTE: NO STRUCTURES, FENCES, DRIVEWAYS TO BE CONSTRUCTED, AND TREES TO BE REMOVED IN R/O SCENIC EASEMENT.



LOCATION MAP

SCALE: 1"=200'



SCALE IN FEET

NOTE: NO STRUCTURES, FENCES, DRIVEWAYS TO BE CONSTRUCTED, AND TREES TO BE REMOVED IN R/O SCENIC EASEMENT.

R/W IS HEREBY DEDICATED TO PUBLIC USE. REFERENCE PLAT BOOK 45, PAGE 72 FOR DESCRIPTION OF THE AREA OF DEDICATED R/W, PINEDELL LANE, SECTION 1 IS 14,201 S.F.

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, 0.344 ACRES

YARD REGULATIONS

FRONT: 35' MINIMUM, EXCEPT WHERE NOTED
SIDES: 15' MINIMUM FOR EACH SIDE YARD
REAR: 35' MINIMUM

AREA TABULATION

TOTAL AREA - SECTION THREE	367,542 ±	8.917 ± ac
R/W	74,704 ±	1.721 ± ac
AREA OF LOTS	172,598 ±	3.949 ± ac
NUMBER OF LOTS	16	
AVERAGE LOT SIZE	49,537 ±	1.137 ± ac
LOT YIELD / GROSS ACRES	0.80 LOTS / GROSS ACRE	
SMALLEST LOT (#2)	17,301 ±	0.397 ± ac
LARGEST LOT (#5)	149,740 ±	3.438 ± ac



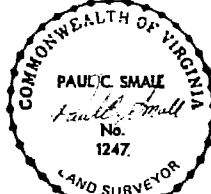
AES, a professional corporation

1781 Jamestown Road, Williamsburg, Va. 23185

804-253-0040

Engineering, Planning, Surveying

PLAT OF HERITAGE LANDING SUBDIVISION SECTION THREE
OWNER/DEVELOPER: C. LEWIS WALTRIP II
JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION	COMMENT	NOTE	BY

Designed	Drawn
JMS	RMS
Scale	Date
1"=100'	MAR 1987
Project No	
S245	
Drawing No	
PLAT	