



VICINITY MAP: Scale 1" = 2,000'

AREA TABULATIONS

MINIMUM LOT WIDTH AT FRONT SETBACK
 LOTS ≤ 43,560 S.F. = 100'
 LOTS > 43,560 S.F. = 150'
 TOTAL AREA OF SECTION 6 = 484,716.59 S.F. / 11.13 AC.
 AREA OF R/W = 79,863.99 S.F. / 1.83 AC.
 LOT AREA = 404,853 S.F. / 9.29 ± AC.
 TOTAL NUMBER OF LOTS = 14
 AVERAGE LOT SIZE = 28,918 S.F.
 TAX MAP NUMBER (15-4)(1-13)

OWNERS CONSENT AND DEDICATION

THIS SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER(S).

Walter B. ...
 V. PRES. PROGRESSIVE CORP. V. PRES. NICE DEVELOPMENT CORP.
Walter B. ...
 V. PRES. DIVERSE CORP. V. PRES. MARINA POINT CORP.

NOTARIZATION
 I, *Royce W. Estep*, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, County of James City, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AND County AFORESAID.
 GIVEN UNDER MY HAND THIS 17 DAY OF July, 19 89.

Royce W. Estep
 NOTARY PUBLIC

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF _____ AND WAS ACQUIRED AS FOLLOWS:
 FROM _____
 BY DEED DATED 10-27-1983 AND RECORDED IN DEED BOOK 239 PAGE 642 & 645.

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.

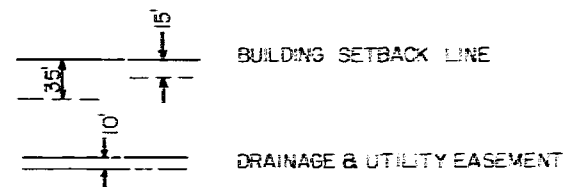
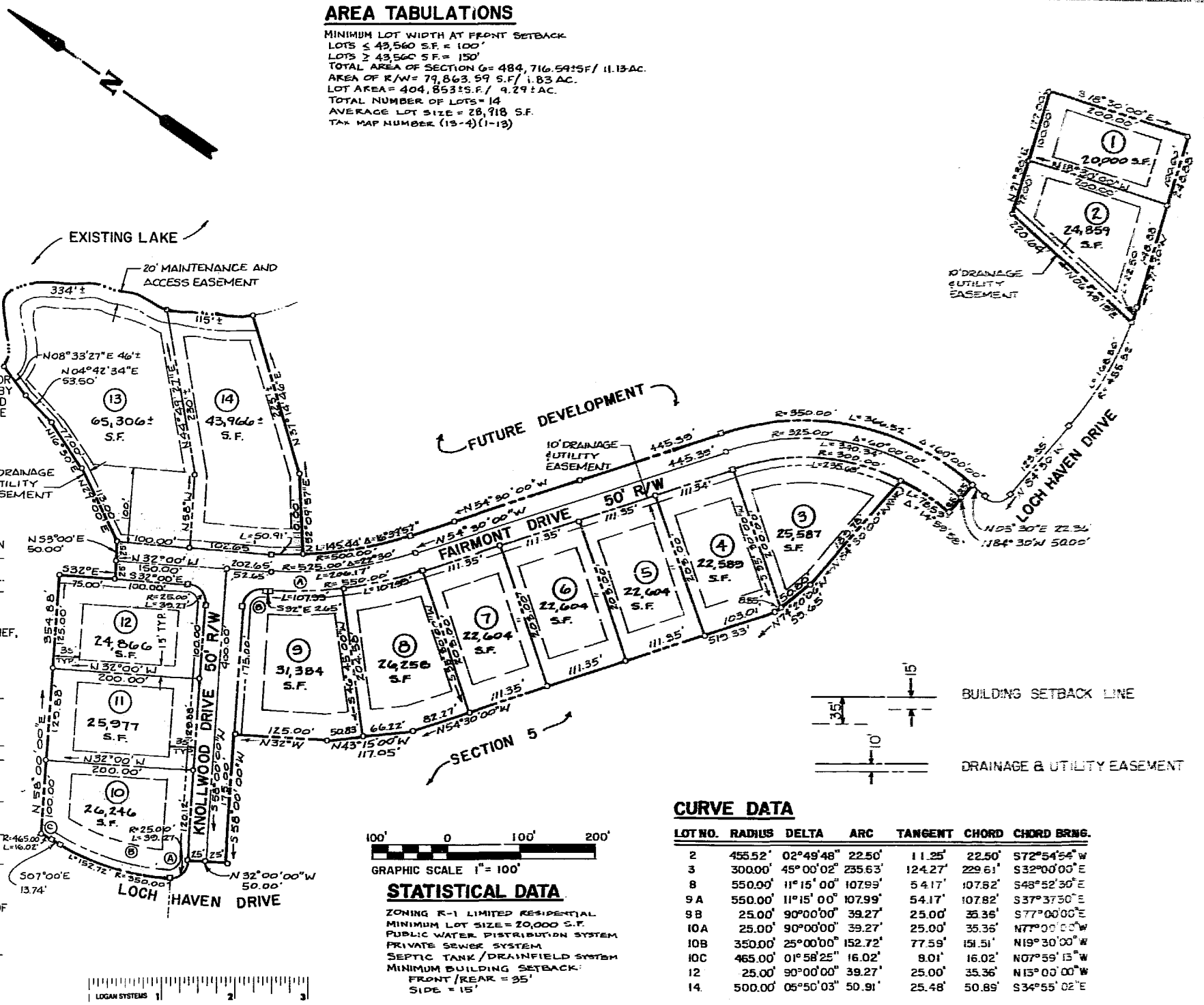
Lynn D. Evans
 LYNN D. EVANS, C.L.S.

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 6-16-89 *J. N. Hall* HIGHWAY DEPARTMENT
 DATE 6-16-89 *James H. Bowles* HEALTH DEPARTMENT
 DATE 7/16/89 *[Signature]* PLANNING DEPARTMENT

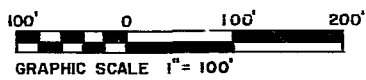
STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 17th DAY OF July, 19 89
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 31, PAGE 6
 TESTE: *Helene S. Ward*
 BY _____ CLERK



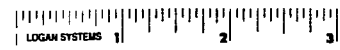
CURVE DATA

LOT NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRNG.
2	455.52'	02°49'48"	22.50'	11.25'	22.50'	S72°54'56"W
3	300.00'	45°00'02"	235.63'	124.27'	229.61'	S32°00'00"E
8	550.00'	11°15'00"	107.99'	54.17'	107.82'	S48°52'30"E
9A	550.00'	11°15'00"	107.99'	54.17'	107.82'	S37°37'50"E
9B	25.00'	90°00'00"	39.27'	25.00'	35.35'	S77°00'00"E
10A	25.00'	90°00'00"	39.27'	25.00'	35.35'	N77°00'00"W
10B	350.00'	25°00'00"	152.72'	77.59'	151.51'	N19°30'00"W
10C	465.00'	01°58'25"	16.02'	8.01'	16.02'	N07°59'15"W
12	25.00'	90°00'00"	39.27'	25.00'	35.36'	N15°00'00"W
14	500.00'	05°50'03"	50.91'	25.48'	50.89'	S34°55'02"E



STATISTICAL DATA

ZONING R-1 LIMITED RESIDENTIAL
 MINIMUM LOT SIZE = 20,000 S.F.
 PUBLIC WATER DISTRIBUTION SYSTEM
 PRIVATE SEWER SYSTEM
 SEPTIC TANK / DRAINFIELD SYSTEM
 MINIMUM BUILDING SETBACK:
 FRONT / REAR = 35'
 SIDE = 15'



1 of 1
 1600091



THE DVOŘAK-JOHNSON GROUP, INC.
 ENGINEERS, ARCHITECTS, SURVEYORS
 200 W. W. LAMAR BLVD., RONA 2187, RONA 2188-603



Recorded 17th day of July, 1989 at 2:45pm
 B. B. No. 440 Page 460
Helene S. Ward Clerk

PLAT
 MIRROR LAKE ESTATES
 SECTION 6
 BEECHWOOD COMPANY - OWNER/DEVELOPER
 JAMES CITY COUNTY VIRGINIA

DATE JUNE 13, 1989 DESIGNED L.D.F. DRAWN A.E.B. SCALE 1" = 100'