

VICINITY MAP SCALE: 1" = 2000'

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 OWNERS.

THE DIGGES BROTHERS, INC.
William Digges 7-18-89
 DATE

NOTARIZATION
 I, *Patricia L. Gaudin*, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, 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 AFORESAID.
 GIVEN UNDER MY HAND THIS 18th DAY OF Feb., 1989.
Patricia L. Gaudin
 NOTARY PUBLIC
 My commission expires 11-1-91

SOURCE OF TITLE
 THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF THE DIGGES BROTHERS, INC. AND WAS ACQUIRED AS FOLLOWS:
 FROM TRUST JAMES TWENTY-SEVEN & TRUST JAMES THIRTY-THREE BY DEED DATED OCT. 1, 1986 AND RECORDED IN DEED BOOK 319 PAGE 346.

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 C.L.S. #1279
 LYNN D. EVANS, C.L.S.

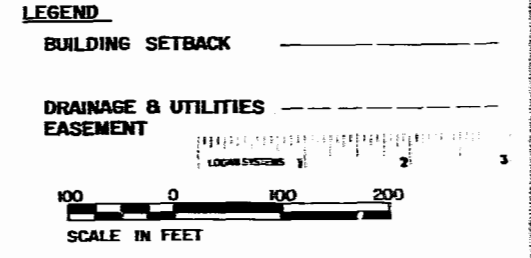
CERTIFICATE OF APPROVAL
 THIS SUBDIVISION KNOWN AS ROLLING WOODS SECTION 4 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 DATE 5-22-89 DATE 5-30-89 DATE 11/1/89
F. D. Hall HIGHWAY DEPARTMENT
John Jordan HEALTH DEPARTMENT
[Signature] PLANNING DEPARTMENT

STATE OF VIRGINIA, JAMES CITY COUNTY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 5 DAY OF Feb, 1989
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 51, PAGE 46
 BY *Helene S. Ward* CLERK

- NOTES:**
- PROPERTY IS ZONED R-2
 - BUILDING SETBACKS:
 FRONT - 35' MIN.
 SIDE - 10' MIN.
 REAR - 35' MIN.
 CORNER LOT - 35' MIN. TO SIDE STREET
 - FRONTAGE: CORNER LOT - 100'
 LESS THAN 20,000 SQ FT - 80'
 GREATER THAN 43,560 SQ FT - 100'
 - MINIMUM LOT SIZE IS 17,500 SQ FT.
 - ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
 - ALL WATER AND SEWER LINES ARE TO BE DEDICATED TO JAMES CITY SERVICE AUTHORITY UPON COMPLETION.
 - ALL UTILITIES TO BE INSTALLED UNDERGROUND.
 - ALL STREET RIGHT-OF-WAYS ARE 50'.

SUBDIVISION DATA

TOTAL AREA	370,011.01 SF / 8.49 AC
RIGHT-OF-WAY AREA	39,072.46 SF / 0.90 AC
LOT AREA	330,938.55 SF / 7.59 AC
NUMBER OF LOTS	11



CURVE DATA

Δ	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	257°09'37"	60.00	269.30	75.21	N 42°59'44"W	93.81
2	77°09'37"	30.00	40.40	23.93	N 47°00'16"E	37.42
3	17°31'41"	180.00	56.07	27.76	N 26°59'20"W	54.86
4	26°38'57"	180.00	83.72	42.53	N 04°54'01"W	82.97
5	56°40'04"	60.00	59.34	32.35	N 36°45'30"E	56.95
6	52°05'13"	60.00	54.55	29.32	N 66°51'51"W	52.09
7	92°7'13"	60.00	96.99	62.81	N 16°30'38"W	86.77
8	55°47'07"	60.00	58.42	31.76	N 57°41'31"E	56.14
9	91°12'02"	155.00	246.72	158.28	S 37°10'33"E	221.49
10	22°21'08"	130.00	50.72	25.64	S 02°45'06"E	50.39

LINE DATA

Δ	BEARING	DISTANCE
A	N 08°25'28"E	33.00
B	N 60°12'02"W	93.20
C	N 69°47'42"W	12.30
D	N 50°34'02"W	188.95
E	N 54°20'09"W	34.72
F	N 51°22'40"W	33.37
G	N 44°26'14"W	33.42
H	N 25°45'45"E	58.66
I	N 39°35'32"E	94.07
J	N 46°54'00"E	36.70

LINE DATA

Δ	BEARING	DISTANCE
K	N 21°29'21"E	35.53
L	N 24°54'24"E	53.99
M	N 70°37'19"E	51.57
N	N 35°08'24"W	24.79
O	N 10°41'14"E	47.85
P	N 09°43'00"E	109.53
Q	N 28°26'07"E	143.31
R	N 81°34'32"W	35.00

1 of 1	1860833	<p>THE DEYOUNG-JOHNSON GROUP, INC. ENGINEERS ARCHITECTS SURVEYORS 101 FOX 197 WILMAMBURG VIRGINIA 23187 (804) 253-0673</p>		10:26 AM Recorded 5 day of Oct 1989 in B.B. No. 450 pages 126 <i>Helene S. Ward</i> Clerk	PLAT ROLLING WOODS SUBDIVISION SECTION 4 OWNER/DEV.: THE DIGGES BROTHERS, INC. JAMES CITY COUNTY, VIRGINIA
DATE FEB. 3, 1989		DESIGNED DPC	DRAWN TCS	SCALE 1" = 50'	

