

OWNER'S CERTIFICATE

THE RESUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WESTRAY DOWNS, SECTION III-B, LOTS 21 & 22 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

DATE: _____ NAME: _____

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City County, Gaytha H. Martin
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 24 DAY OF April, 1990. MY COMMISSION EXPIRES 11/14/93.
G. T. Wilson, Jr.
SIGNATURE

TITLE TO THE LAND SHOWN HEREON IS VESTED IN: COLONIAL CAPITOL DEVELOPMENT COMPANY - WESTRAY DOWNS, A VIRGINIA GENERAL PARTNERSHIP AS SHOWN ON PLAT ENTITLED "WESTRAY DOWNS BOUNDARY CONTAINING 67.72 AC." RECORDED AUGUST 15, 1986 IN PLAT BOOK 43 AT PAGE 48 IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

ENGINEER OR SURVEYOR'S CERTIFICATE

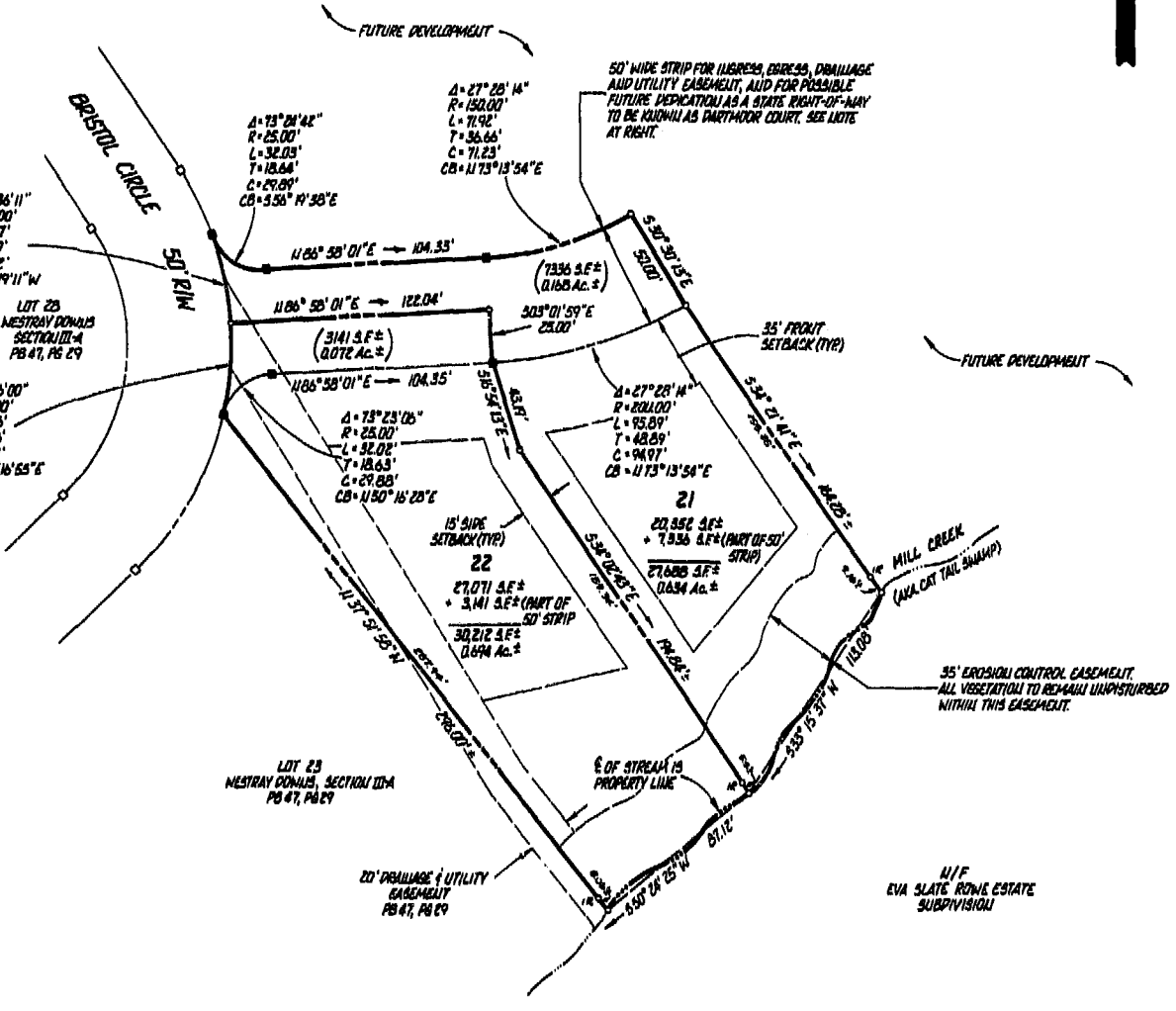
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

DATE: APRIL 24, 1990 SIGNATURE: G. T. Wilson, Jr.
G. T. WILSON, JR. C.L.S.

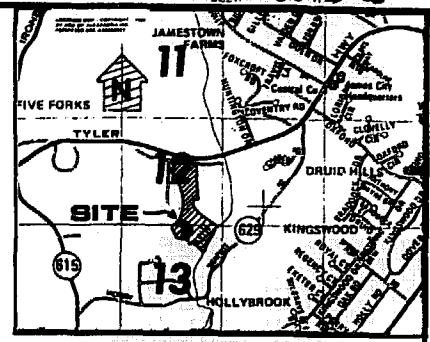
CERTIFICATE OF APPROVAL

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

DATE: 5-2-90 SIGNATURE: [Signature]
VIRGINIA DEPARTMENT OF TRANSPORTATION
DATE: 4-27-90 SIGNATURE: [Signature]
VIRGINIA DEPARTMENT OF HEALTH
DATE: 4/26 SIGNATURE: [Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY



THE MINIMUM FINISHED FLOOR ELEVATIONS NECESSARY TO PROVIDE GRAVITY SANITARY SEWER SERVICE TO LOTS 21 AND 22 ARE AS FOLLOWS:
LOT 21 - MINIMUM F.F. ELEVATION = 28.2
LOT 22 - MINIMUM F.F. ELEVATION = 28.0
ALL ELEVATIONS ARE BASED ON THE PROJECT DATUM AS NOTED ON THE SUBDIVISION CONSTRUCTION PLANS.



LOCATION MAP 1"=2,000'

NOTE: COLONIAL CAPITOL DEVELOPMENT COMPANY - WESTRAY DOWNS, A VIRGINIA GENERAL PARTNERSHIP, OR ITS ASSIGNS RESERVES THE RIGHT TO PURCHASE THE 50' WIDE STRIP FROM THE OWNERS OF LOTS 21 AND 22 FOR THE PURPOSE OF DESIGNATION AS A STATE RIGHT-OF-WAY. THE RESERVATION BECOMES NULL AND VOID 25 YEARS AFTER THE RECORDATION OF THIS PLAT.

CHESAPEAKE BAY PRESERVATION ACT NOTICE

All construction or land development activities shall be subject to the requirements of the Chesapeake Bay Preservation Area Designation and Management Regulations (VR-173-02-01) and any local ordinances adopted pursuant thereto. These regulations and ordinances may place additional requirements on lots recorded after September 30, 1989, and may limit development of lots. Owners should familiarize themselves with the regulations and ordinances and are encouraged to contact the James City County Director of Code Compliance for more information.

BUILDING RESTRICTIONS

- o PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1
- o LOTS ARE SERVED BY PUBLIC WATER AND SEWER
- o MINIMUM LOT SIZE ALLOWABLE = 15,000 SF, 0.344 AC
- o FRONTING 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 LINE OF 150 FEET
- o YARD REGULATIONS:
 - FRONT: 35' MINIMUM; EXCEPTIONS: AS SHOWN
 - SIDES: 15' MINIMUM FOR EACH SIDE YARD
 - REAR: 15' MINIMUM
- o SPECIAL PROVISIONS FOR CORNER LOTS:
 - FOR CORNER LOTS, THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS
 - NO 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

GENERAL NOTES

1. ALL UTILITIES TO BE PLACED UNDERGROUND.
2. ALL CIRCLES DESIGNATE IRON RODS SET UNLESS OTHERWISE NOTED.

272 p.m.
Recorded 174 day of May, 1990
P. B. No. 474 pages 533
[Signature] Clerk



AES, a professional corporation
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23185
(804) 263-0040
Engineering, Planning, Surveying

**PLAT OF SUBDIVISION
WESTRAY DOWNS
SECTION III-B, LOTS 21 & 22
OWNER/DEVELOPER: COLONIAL CAPITOL
DEVELOPMENT COMPANY - WESTRAY DOWNS
JAMES CITY COUNTY VIRGINIA**



NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed VMB	Drawn BJU
Scale 1"=50'	Date 4/24/90
Project No. 5887-3	
Drawing No. PLAT	

