

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WESTRAY DOWNS, SECTION III-B LOTS 11, 12, 13 AND 22 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

7/18/90
 DATE
 COLONIAL CAPITOL DEVELOPMENT CO.
 BY *Clyde E. Henderson, President*

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY CO I, WILLIAM E. MATTAY
 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 18th DAY OF JULY, 1990 MY COMMISSION EXPIRES 4/9/92
William E. Mattay
 SIGNATURE

CERTIFICATE OF SOURCE OF TITLE
 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. LOTS 21 AND 22 WERE PREVIOUSLY RECORDED IN PLAT BOOK 52 PAGE 25.

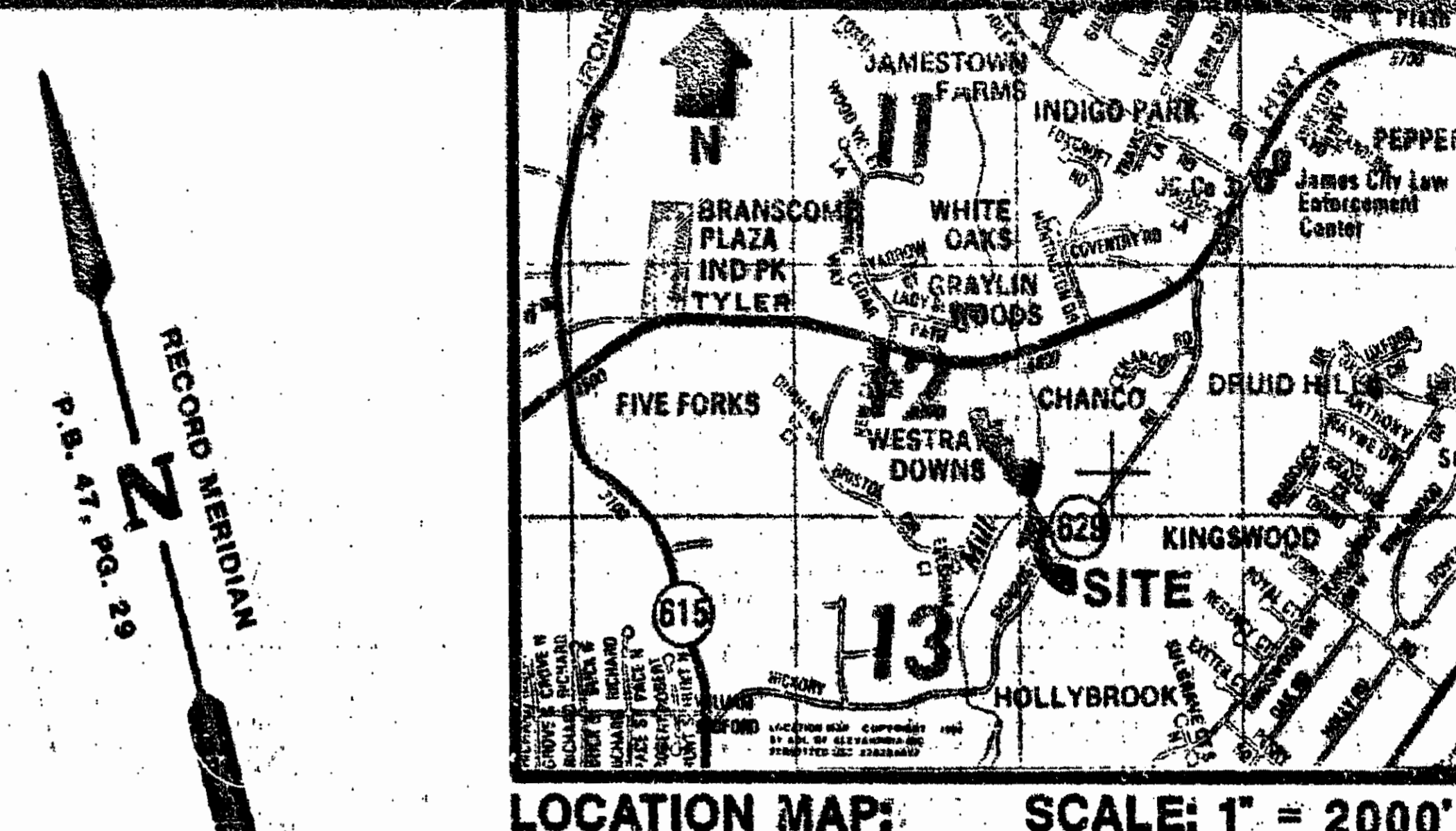
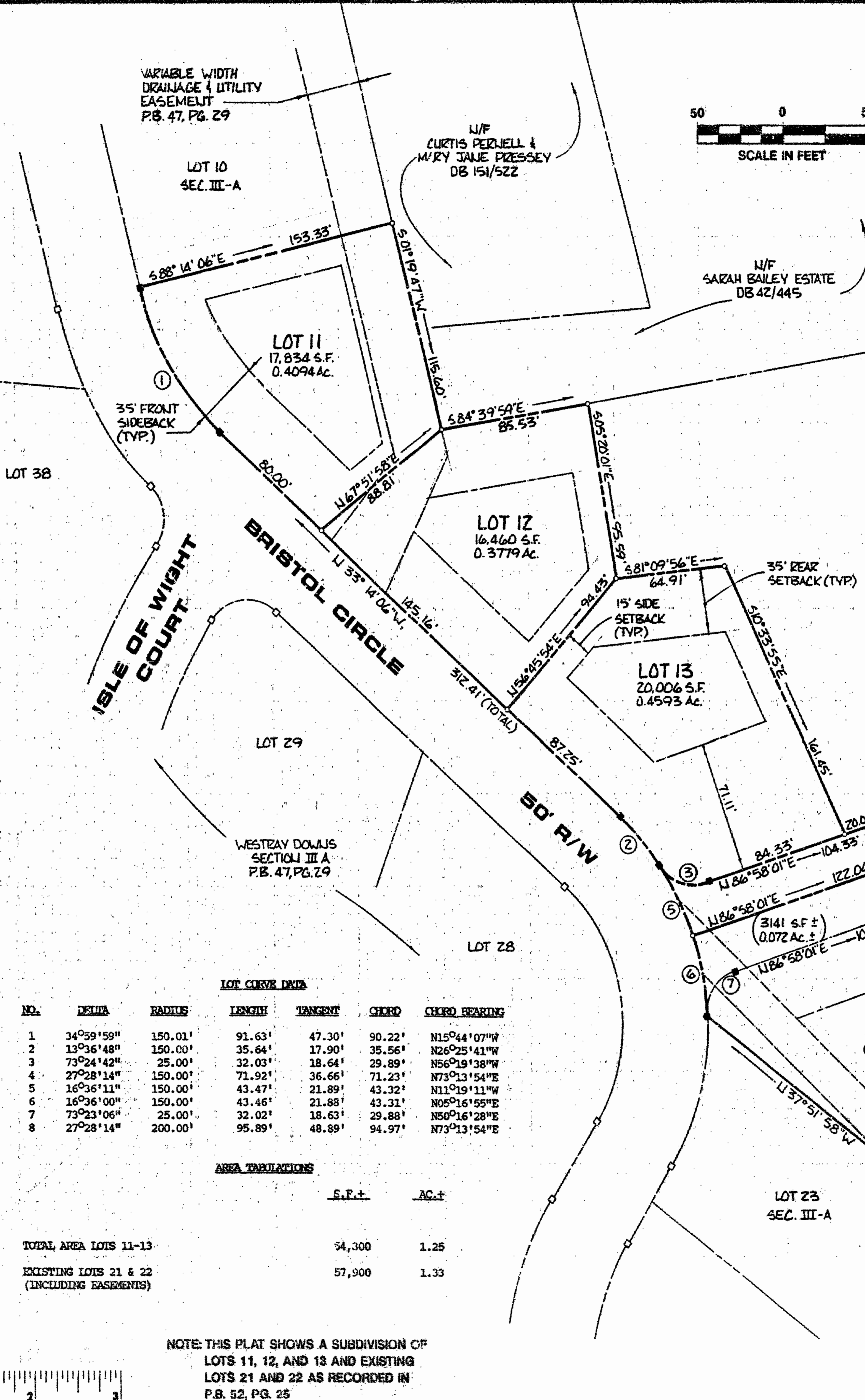
ENGINEER OR SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
 July 17 1990
 DATE
G. T. Wilson, Jr.
 G. T. WILSON, JR. C.E.S.

CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 7-19-90
 DATE
J. D. Hall
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 7/17/90
 DATE
John E. Dwyer
 VIRGINIA DEPARTMENT OF HEALTH
 8/23/90
 DATE
[Signature]
 SUBDIVISION AGENT OF JAMES CITY COUNTY

THE MINIMUM FINISHED FLOOR ELEVATIONS NECESSARY TO PROVIDE GRAVITY SANITARY SEWER SERVICE TO LOTS 11, 21 AND 22 ARE AS FOLLOWS:
 LOT 11 - MINIMUM F.F. ELEVATION = 31.0
 LOT 21 - MINIMUM F.F. ELEVATION = 25.2
 LOT 22 - MINIMUM F.F. ELEVATION = 25.0
 ALL ELEVATIONS ARE BASED ON THE PROJECT DATUM AS NOTED ON THE SUBDIVISION CONSTRUCTION PLANS.

BUILDING RESTRICTIONS
 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 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 LINE OF 150 FEET
 YARD REGULATIONS:
 - FRONT: 15' MINIMUM; EXCEPTIONS: AS SHOWN
 - SIDES: 15' MINIMUM FOR EACH SIDE YARD
 - REAR: 15' 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.
 - 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.



CHESAPEAKE BAY 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.
 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 DEDICATION AS A STATE RIGHT-OF-WAY. THE RESERVATION BECOMES NULL AND VOID 25 YEARS AFTER THE RECORDATION OF THIS PLAT.

LOT CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	34°59'59"	150.01'	91.63'	47.30'	90.22'	N15°44'07"W
2	13°36'48"	150.00'	35.64'	17.90'	35.56'	N26°25'41"W
3	73°24'42"	25.00'	32.03'	18.64'	29.89'	N56°19'38"W
4	27°28'14"	150.00'	71.92'	36.66'	71.23'	N73°13'54"E
5	16°36'11"	150.00'	43.47'	21.89'	43.32'	N11°19'11"W
6	16°36'00"	150.00'	43.46'	21.88'	43.31'	N05°16'55"W
7	73°23'06"	25.00'	32.02'	18.63'	29.88'	N50°16'28"E
8	27°28'14"	200.00'	95.89'	48.89'	94.97'	N73°13'54"E

AREA TABULATIONS

	S.F.±	AC.±
TOTAL AREA LOTS 11-13	54,300	1.25
EXISTING LOTS 21 & 22 (INCLUDING EASEMENTS)	57,900	1.33

NOTE: THIS PLAT SHOWS A SUBDIVISION OF LOTS 11, 12, AND 13 AND EXISTING LOTS 21 AND 22 AS RECORDED IN P.B. 52, PG. 25

AES, a professional corporation
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23185
 (804) 253-0040
 Engineering, Planning, Surveying

PLAT OF SUBDIVISION WESTRAY DOWNS SECTION III-B LOTS 11, 12, 13 AND EXISTING LOTS 21 AND 22
 OWNER/DEVELOPER: COLONIAL CAPITOL DEVELOPMENT COMPANY - WESTRAY DOWNS
 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



DESIGNED	HWP	DATE	7/18/90
SCALE	1" = 50'	PROJECT NO.	5887-3
DRAWN		DATE	
BY		DATE	
REVISION / COMMENT / NOTE			

PLAT