



VICINITY MAP  
SCALE: 1"=2000'

**SOURCE OF TITLE**

TITLE TO THE LAND SHOWN HEREON WAS GRANTED TO TOANO WOODS ASSOCIATES, LIMITED PARTNERSHIP FROM NORMAN AND HAZEL SAWYER BY DEED DATED 3/28/88 AND RECORDED IN DEED BOOK 386, PAGE 353 AND PAGE 355 AT THE CLERK OF THE CIRCUIT COURT'S OFFICE IN THE WILLIAMSBURG, JAMES CITY COUNTY COURTHOUSE AS REQUIRED BY LAW.

**REFERENCES:**

DEED BOOK 129, PAGE 682  
PLAT BOOK 24, PAGE 47  
PLAT BOOK 37, PAGE 11

CONSERVATION EASEMENT; THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THIS EASEMENT; STRUCTURES OF ANY KIND, REMOVAL OF VEGETATION, SOIL DISTURBANCE OF ANY KIND; SEE DEED OF EASEMENT, DEEDBOOK PAGE FOR FURTHER INFORMATION.

**DEVELOPMENT NOTES**

- PROPERTY IS ZONED "R-1", LIMITED RESIDENTIAL
- PROPERTY IS SHOWN ON TAX MAP # (22-2) AND (23-1).
- TOTAL AREA OF SUBDIVISION: 47.92 acres  
AREA OF LOTS: 45.26 acres  
AREA OF R/W: 2.66 acres
- MINIMUM LOT SIZE: 15,000 SF
- AVERAGE LOT SIZE: 0.58 acres
- BUILDING SETBACK REQUIREMENTS: (R-1)  
FRONT: 35'  
REAR: 35'  
SIDE: 15'
- LOTS ARE TO BE SERVED BY PUBLIC WATER SYSTEM AND PUBLIC SEWER SYSTEM.
- ALL UTILITIES TO BE PLACED UNDERGROUND.
- DEVELOPER:  
TOANO WOODS ASSOCIATES, LIMITED PARTNERSHIP  
P. O. BOX 147  
TOANO, VIRGINIA 23168
- THE STREETS AND ROADS SHOWN HEREON AND ON SHEET NO. 2 AND NO. 3 SHALL BE CONSTRUCTED TO VDOT STANDARDS AND ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY OF JAMES CITY AND/OR VDOT FOR INCLUSION INTO THEIR SECONDARY ROAD SYSTEM.
- "UTILITY" EASEMENTS SHOWN ARE HEREBY DEDICATED TO THE JAMES CITY SERVICE AUTHORITY FOR THE PUBLIC USE.
- "DRAINAGE" EASEMENTS AS SHOWN ARE HERBY DEDICATED TO THE VIRGINIA DEPT. OF TRANSPORTATION. ALL OTHER UTILITIES OR COMPANIES SHALL SECURE EASEMENTS BY SEPARATE INSTRUMENTS AND/OR PLATS.
- A 10' DRAINAGE, SLOPE, AND UTILITY EASEMENT IS DEDICATED ALONG THE FRONT OF ALL LOTS.
- PROPERTY CORNERS SET BY SPEARMAN & ASSOC., INC., WILLIAMSBURG, VIRGINIA.

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY-COUNTY OF Williamsburg, Diane R Graft  
A NOTARY PUBLIC IN AND FOR THE CITY-COUNTY AND STATE AFORSAID, 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 4th DAY OF March 19 91  
MY COMMISSION EXPIRES March 31, 1994

Diane R Graft  
(SIGNATURE)

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "TOANO WOODS, SECTION 1" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

5/4/91 Walter J. Snygg, G.P.  
DATE NAME  
3-4-91 Walter J. Snygg, G.P.  
DATE NAME

**CERTIFICATE OF APPROVAL:**

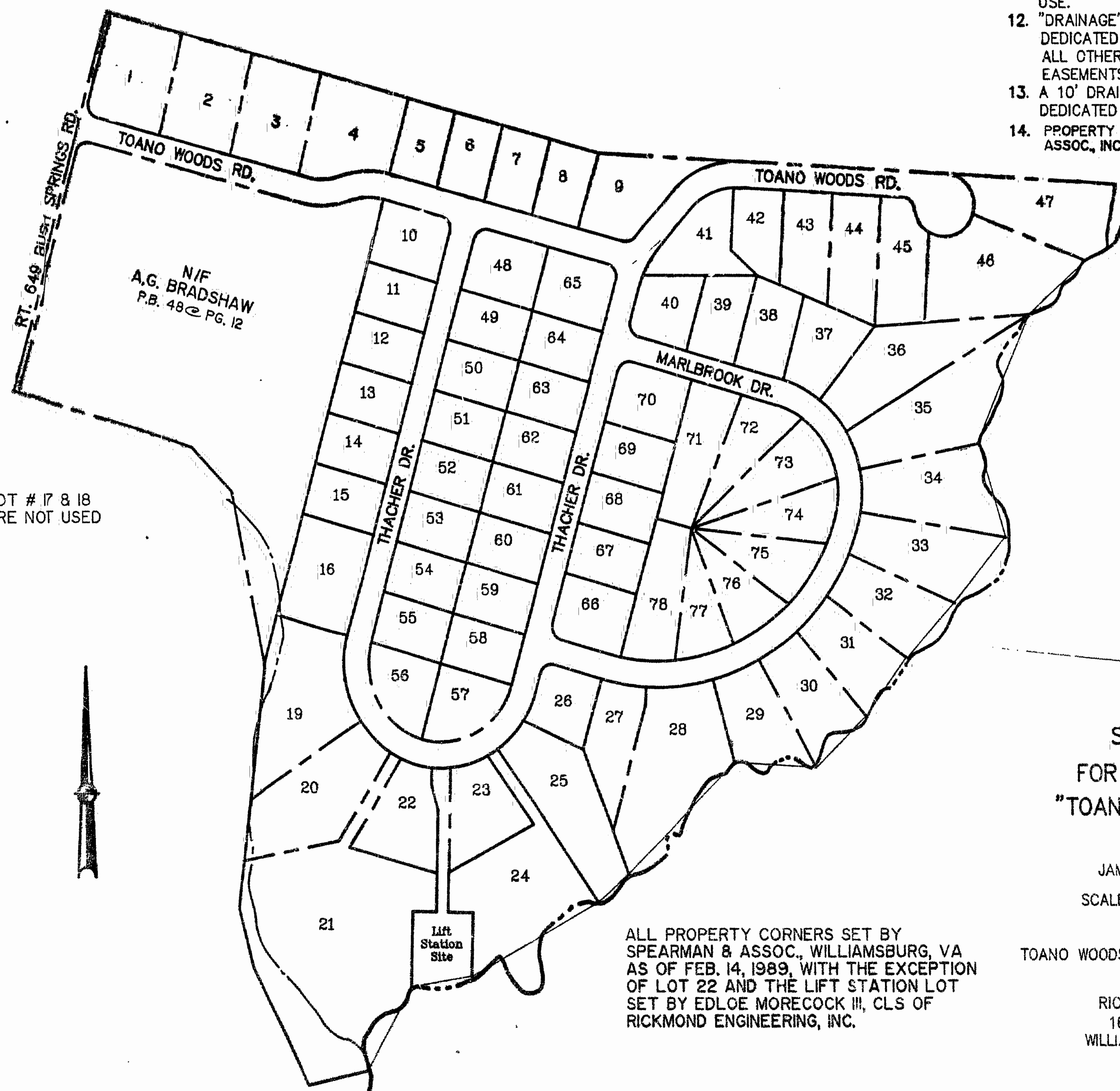
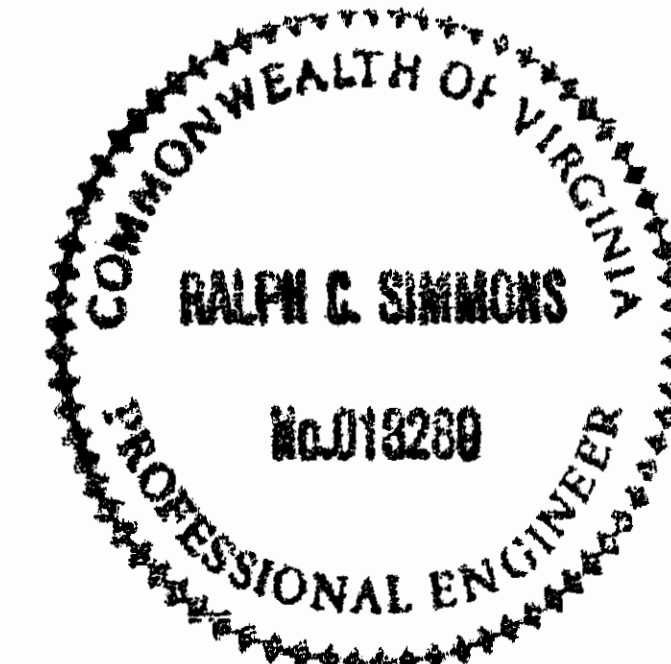
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS AND MAY BE COMMITTED TO RECORD.

SUBDIVISION AGENT OF JAMES CITY COUNTY:  
SIGNED: [Signature] DATE: 9/4/91  
VIRGINIA DEPARTMENT OF HEALTH:  
SIGNED: James H. Bowles DATE: 3-5-91  
VIRGINIA DEPARTMENT OF TRANSPORTATION:  
SIGNED: L.A. Hall DATE: 3-5-91

**ENGINEER OR SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF 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.

3-5-91 Ralph C. Simmons  
DATE NAME



ALL PROPERTY CORNERS SET BY SPEARMAN & ASSOC., WILLIAMSBURG, VA AS OF FEB. 14, 1989, WITH THE EXCEPTION OF LOT 22 AND THE LIFT STATION LOT SET BY EDLOE MORECOCK III, CLS OF RICKMOND ENGINEERING, INC.

**SUBDIVISION PLAT FOR A SUBDIVISION BEING "TOANO WOODS"**

LOCATED  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=200' DATE: 2/25/91  
OWNER/DEVELOPER  
TOANO WOODS ASSOCIATES, LIMITED PARTNERSHIP  
PREPARED BY  
RICKMOND ENGINEERING, INC.  
1643-C MERRIMAC TRAIL  
WILLIAMSBURG, VIRGINIA 23185

2:06 p.m.  
rec'd 4/19 Sept 1991  
[Signature]