

LOCATION MAP 1" = 4,000'

OWNER'S CERTIFICATE
 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS FOX RIDGE, PHASE II IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Nov. 11, 1991 Fox Ridge Assoc. Inc.
 Nov. 11, 1991 J. Carter Leub, Pres.

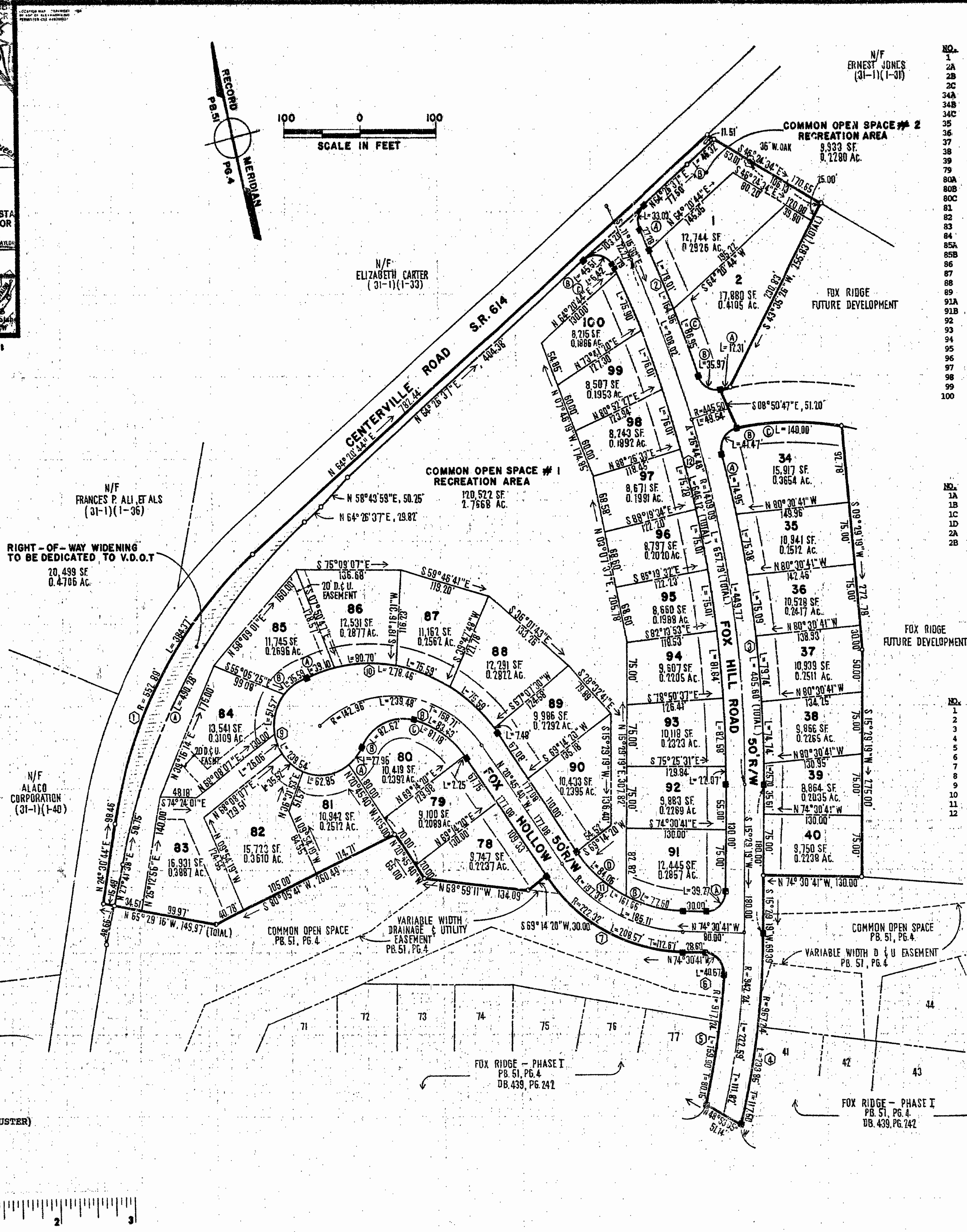
CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA
 I, Rebecca Wilson, a Notary Public in and for the City/County and State aforesaid, do hereby certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid. Given under my hand this 11th day of November, 1991. My Commission Expires 11/11/94.

CERTIFICATE OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY FERRELL GENERAL CONSTRUCTION CORP. TO FOXRIDGE ASSOCIATES INC BY DEED DATED JUNE 1989 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 473, PAGE 882.

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 PLANNING OF SUBDIVISIONS WITHIN THE COUNTY.

CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 Nov 21, 1991
 Nov 5, 1991
 12/2/91

BUILDING RESTRICTIONS
 PROPERTY IS ZONED GENERAL RESIDENTIAL DISTRICT, R-3 (CLUSTER) PLOTS ARE SERVED BY PUBLIC WATER AND SEWER.
SETBACK REQUIREMENTS:
 FRONT: 25' MINIMUM
 REAR: 10' MINIMUM
 SIDE: 5' MINIMUM



LOT CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	03°07'10"	1434.09'	78.01'	39.02'	78.00'	N09°41'59"W
2A	01°29'58"	470.50'	12.31'	6.16'	12.31'	N86°20'56"W
2B	82°25'52"	25.00'	35.97'	21.90'	32.94'	N45°21'59"W
2C	03°28'26"	1434.09'	86.59'	43.49'	86.58'	N03°24'16"W
3A	02°59'40"	1434.09'	74.55'	37.48'	74.54'	N03°46'51"W
3A	95°02'18"	25.00'	41.47'	27.30'	36.88'	N66°48'10"W
3A	19°04'33"	420.50'	140.00'	70.65'	139.55'	S76°08'24"W
35	03°00'42"	1434.09'	75.38'	37.70'	75.37'	N03°47'02"W
36	03°00'00"	1434.09'	75.09'	37.55'	75.08'	N06°47'24"W
37	03°11'09"	1434.09'	79.74'	39.88'	79.73'	N09°52'58"W
38	02°59'09"	1434.09'	74.74'	37.38'	74.73'	N12°58'07"W
39	01°01'37"	1434.09'	25.70'	12.85'	25.70'	N14°58'32"E
79	01°05'41"	117.96'	2.25'	1.13'	2.25'	S21°18'31"E
80A	26°41'58"	60.00'	27.96'	14.24'	27.71'	N53°10'05"E
80B	78°53'52"	60.00'	82.62'	49.37'	76.25'	N79°16'02"E
80C	39°25'41"	117.96'	81.18'	42.27'	79.58'	S41°54'12"E
81	60°00'49"	60.00'	62.85'	34.65'	60.01'	S88°28'32"E
82	39°54'56"	60.00'	35.82'	18.30'	35.00'	S36°50'39"E
83	22°52'56"	60.00'	25.06'	12.24'	25.85'	S07°06'44"E
84	49°14'55"	60.00'	51.57'	27.50'	50.00'	S29°57'12"W
85A	11°02'56"	202.74'	39.10'	19.61'	39.04'	S28°04'08"W
85B	33°59'07"	60.00'	35.59'	18.34'	35.07'	S71°34'13"W
86	22°48'21"	202.74'	80.70'	40.89'	80.17'	N77°00'14"W
87	21°21'47"	202.74'	75.59'	38.24'	75.16'	N54°55'10"W
88	21°21'47"	202.74'	75.59'	38.24'	75.16'	N21°49'05"W
89	02°06'49"	202.74'	7.48'	3.74'	7.48'	S60°29'19"W
91A	90°00'00"	25.00'	39.27'	25.00'	39.47'	N61°16'42"W
91B	26°48'00"	172.32'	77.60'	22.07'	76.94'	S15°01'54"W
92	00°54'49"	1384.09'	22.07'	11.04'	22.07'	S15°01'54"W
93	03°23'16"	1384.09'	82.58'	41.30'	82.56'	S15°01'54"W
94	03°23'16"	1384.09'	81.84'	40.93'	81.83'	S09°27'46"W
95	03°06'18"	1384.09'	75.01'	37.51'	75.00'	S06°32'58"W
96	03°06'18"	1384.09'	75.01'	37.51'	75.00'	S09°06'40"W
97	03°06'59"	1384.09'	75.28'	37.65'	75.27'	S09°00'02"W
98	03°08'47"	1384.09'	76.01'	38.01'	76.00'	S07°07'51"E
99	03°08'47"	1384.09'	76.01'	38.01'	76.00'	S06°16'38"E
100	03°08'31"	1384.09'	75.90'	37.95'	75.89'	S09°24'37"E

COMMON OPEN SPACE CURVE DATA

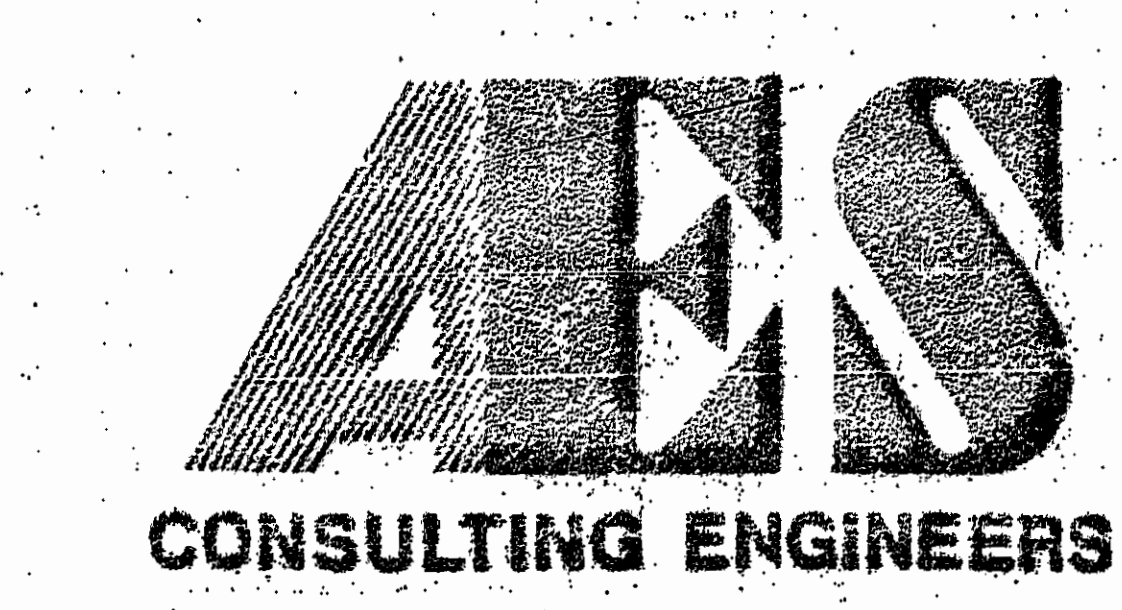
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1A	38°32'13"	728.94'	490.28'	254.82'	481.09'	S45°10'30"W
1B	104°17'53"	25.00'	45.51'	32.17'	39.48'	N63°24'26"W
1C	00°15'56"	1384.11'	6.42'	3.21'	6.42'	N11°15'30"W
1D	27°57'01"	172.32'	84.06'	42.89'	83.23'	S34°44'11"E
2A	75°42'07"	25.00'	33.03'	19.43'	30.68'	N26°35'34"E
2B	01°08'35"	2321.83'	46.32'	23.16'	46.32'	N63°52'19"E

RIGHT-OF-WAY CURVE DATA CHART

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	39°49'54"	552.89'	384.37'	200.32'	376.68'	N44°25'44"E
2	06°35'27"	1434.09'	164.96'	82.57'	164.87'	S07°57'46"W
3	10°12'17"	1434.09'	405.60'	204.16'	404.25'	S07°23'10"W
4	13°51'09"	967.24'	233.85'	117.50'	233.28'	S22°24'53"W
5	09°59'17"	917.24'	159.90'	80.15'	159.70'	N23°41'42"E
6	93°12'45"	25.00'	40.67'	26.44'	36.33'	N27°54'19"W
7	53°45'01"	222.32'	208.57'	112.67'	201.00'	N47°38'11"W
8	40°31'22"	117.96'	83.43'	43.55'	81.70'	N41°01'21"W
9	228°44'41"	60.00'	239.54'	109.31'	239.54'	N25°48'34"W
10	78°41'39"	202.74'	278.45'	166.22'	257.08'	S60°06'30"E
11	53°45'01"	172.32'	161.66'	87.33'	155.80'	S47°38'11"E
12	26°44'48"	1384.09'	646.12'	329.06'	640.27'	N02°06'55"E

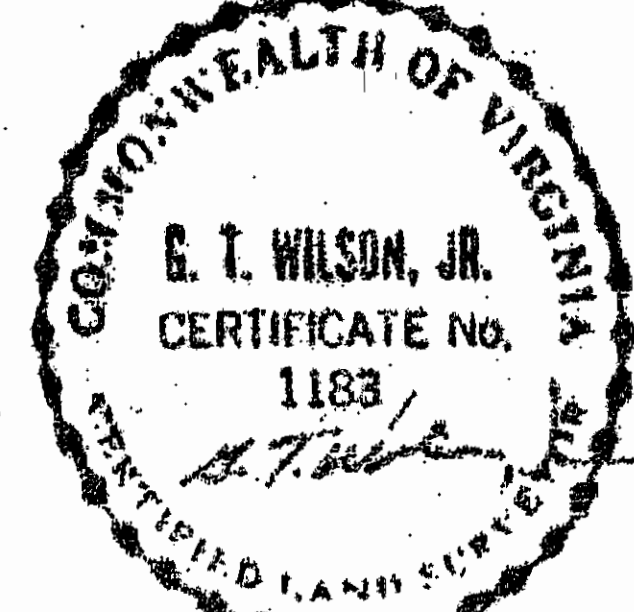
AREA TABULATION

AREA OF RESIDENTIAL LOTS	355,126 S.F.	8.1526 AC.
AREA OF COMMON OPEN SPACE	130,455 S.F.	2.9948 AC.
AREA OF ROAD R/W'S	100,952 S.F.	2.3175 AC.
AREA OF R/W DEDICATION	20,499 S.F.	0.4706 AC.
TOTAL AREA OF PHASE II	607,032 S.F.	13.9355 AC.
NUMBER OF LOTS		32
SMALLEST LOT (100)	8,215 S.F.	0.1886 AC.
LARGEST LOT (2)	17,880 S.F.	0.4105 AC.
AVERAGE LOT SIZE	11,098 S.F.	0.2548 AC.
LOTS/GROSS ACRE		2.296 LOTS/ACRE



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (804) 253-0040
 Fax (804) 220-8994

RECORD PLAT
FOX RIDGE
PHASE II
 OWNER/DEVELOPER:
 FOXRIDGE ASSOCIATES INC. TRADING AS VINTAGE DEVELOPMENT
 JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	JSB	Drawn	BB
Scale	1" = 100'	Date	JULY, 1991
Project No.	7105	Drawing No.	PLAT