

LOCATION MAP SCALE: 1"=2000

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS MIRROR LAKE, SECTION 3C IS WITH THE FREE CONSENT AND IN THE ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S).

DATE 9/7 Daniel B. Hic v. Pns

DATE _____

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City, Virginia
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 7 DAY OF September, 1992. MY COMMISSION EXPIRES August 31, 1994

NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NICE PROPERTIES CO. TO BEECHWOOD COMPANY BY DEED DATED: 10-27-1989 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 239 PAGE 642-645.

ENGINEERS 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 9/4/92
LYNN D. EVANS, 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.

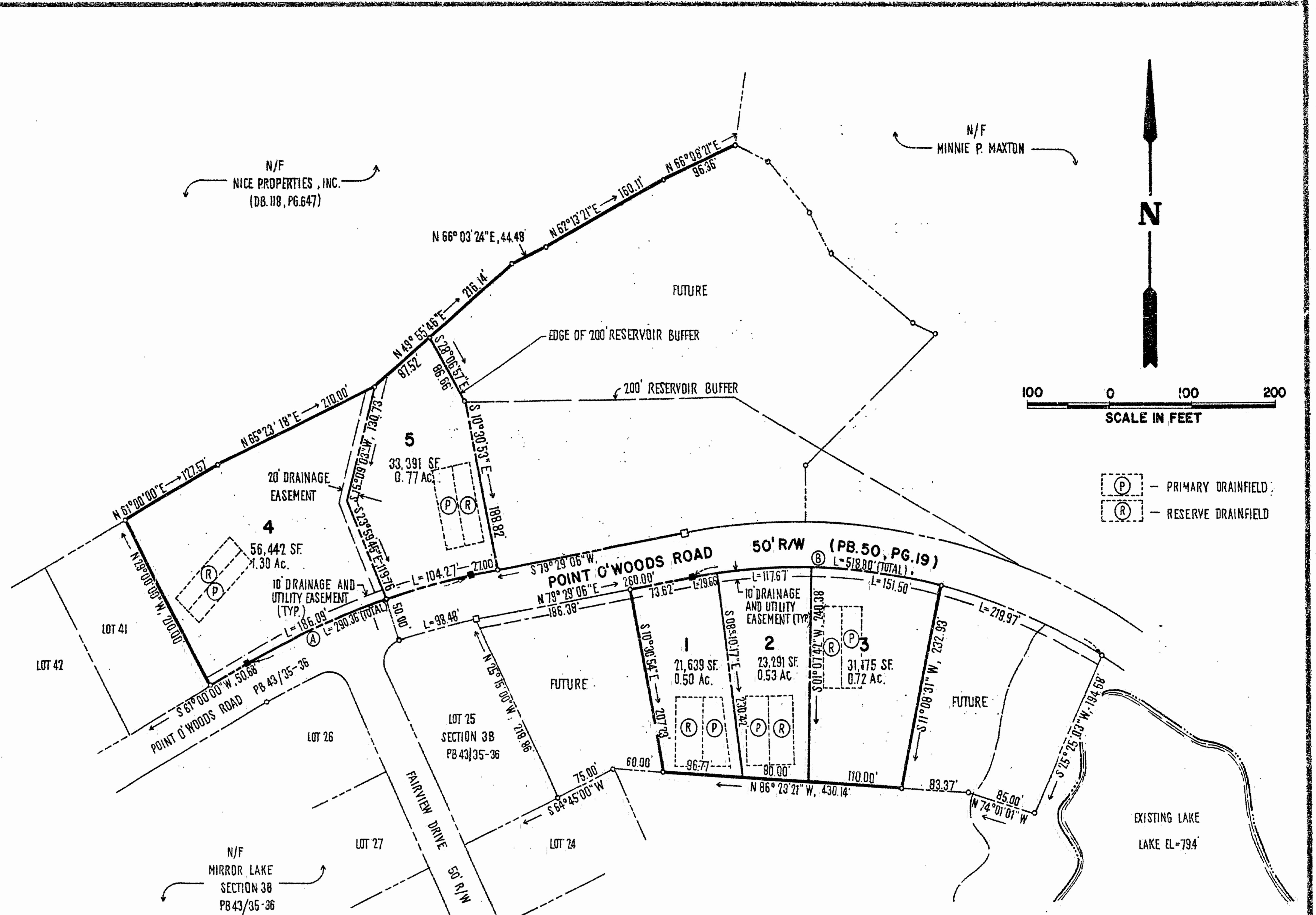
DATE 9/4/92
VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE 9/4/92
VIRGINIA DEPARTMENT OF HEALTH

DATE 9/22/92
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 22 DAY OF SEP, 1992 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 56, PAGE 30.
BY _____ CLERK



MIRROR LAKE, SECTION 3C
AREA TABULATION

TOTAL AREA OF SEC. 3C (LOT 1-5)	165,938 SF.	3.81 AC.
NUMBER OF LOTS	5	
AVERAGE LOT SIZE	33,187 SF.	0.76 AC.
SMALLEST LOT (# 1)	21,639 SF.	0.50 AC.
LARGEST LOT (# 4)	56,442 SF.	1.30 AC.
LOT YIELD / GROSS ACRE		0.77 LOT / ACRE

BUILDING RESTRICTIONS, R-1
PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1;
PROPERTY IS OF TAX PARCEL#(13-4)(1-17); LOTS TO BE SERVED BY PUBLIC WATER AND PRIVATE SEWAGE DISPOSAL SYSTEM, MIN. LOT SIZE = 20,000 SF.

SETBACK REQUIREMENTS:
FRONT : 35' MINIMUM
SIDES : 15' MINIMUM FOR EACH SIDE YARD
REAR : 35' MINIMUM

LOT CURVE DATA

LOT NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	02° 20' 37"	725.00'	29.66'	14.83'	29.65'	N 80° 39' 25" E
2	03° 17' 59"	725.00'	117.67'	58.97'	117.54'	N 86° 28' 50" E
3	11° 58' 22"	725.00'	151.50'	76.03'	151.22'	S 82° 53' 13" E
4	11° 50' 49"	900.00'	186.09'	93.37'	185.76'	S 66° 55' 26" W
5	06° 38' 18"	900.00'	104.27'	52.20'	104.22'	S 76° 09' 59" W

RIGHT-OF-WAY CURVE DATA

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
A	18° 29' 07"	900.00'	290.36'	146.46'	289.11'	S 70° 14' 33" W
B	41° 00' 00"	725.00'	519.80'	271.07'	507.80'	S 80° 00' 54" E

1 OF 1
1920061

THE DEYOUNG-JOHNSON GROUP, INC.
ENGINEERS-ARCHITECTS-SURVEYORS
100 BOX 187 WILIAMSBORO, VIRGINIA 23187 (804) 253-0673

DATE **SEPT. 3, 1992** DESIGNED **L.D.E.** DRAWN **B.M.B.** SCALE **1"=100'**

REVISOR:
9/21/92 - LOT LINE LOT 5
9/21/92 - ELIMINATED LOTS 6 & 7
4/21 p.m.
Recorded 22 day of September, 1992
in
A. B. No. 582; pages 577
John S. Stewart Clerk

CLERK OF CIRCUIT COURT
JAMES CITY COUNTY, VIRGINIA
1279

PLAT
MIRROR LAKE ESTATES
SECTION 3C
OWNER / DEVELOPER: BEECHWOOD COMPANY
JAMES CITY COUNTY VIRGINIA