

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), PROPRIETER(S) AND OR TRUSTEE(S).
 DATE 10/5/92 Daniel B. Nice
 DATE 10/5/92 Daniel B. Nice
 DATE _____

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Newport News, Evelyn B. Rieger
 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 5 DAY OF October, 1992. MY COMMISSION EXPIRES Aug 31, 1994
Evelyn B. Rieger
 NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NICE PROPERTIES, INC. 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 739 PAGE 647-648.

ENGINEERS OR SURVEYOR'S CERTIFICATE

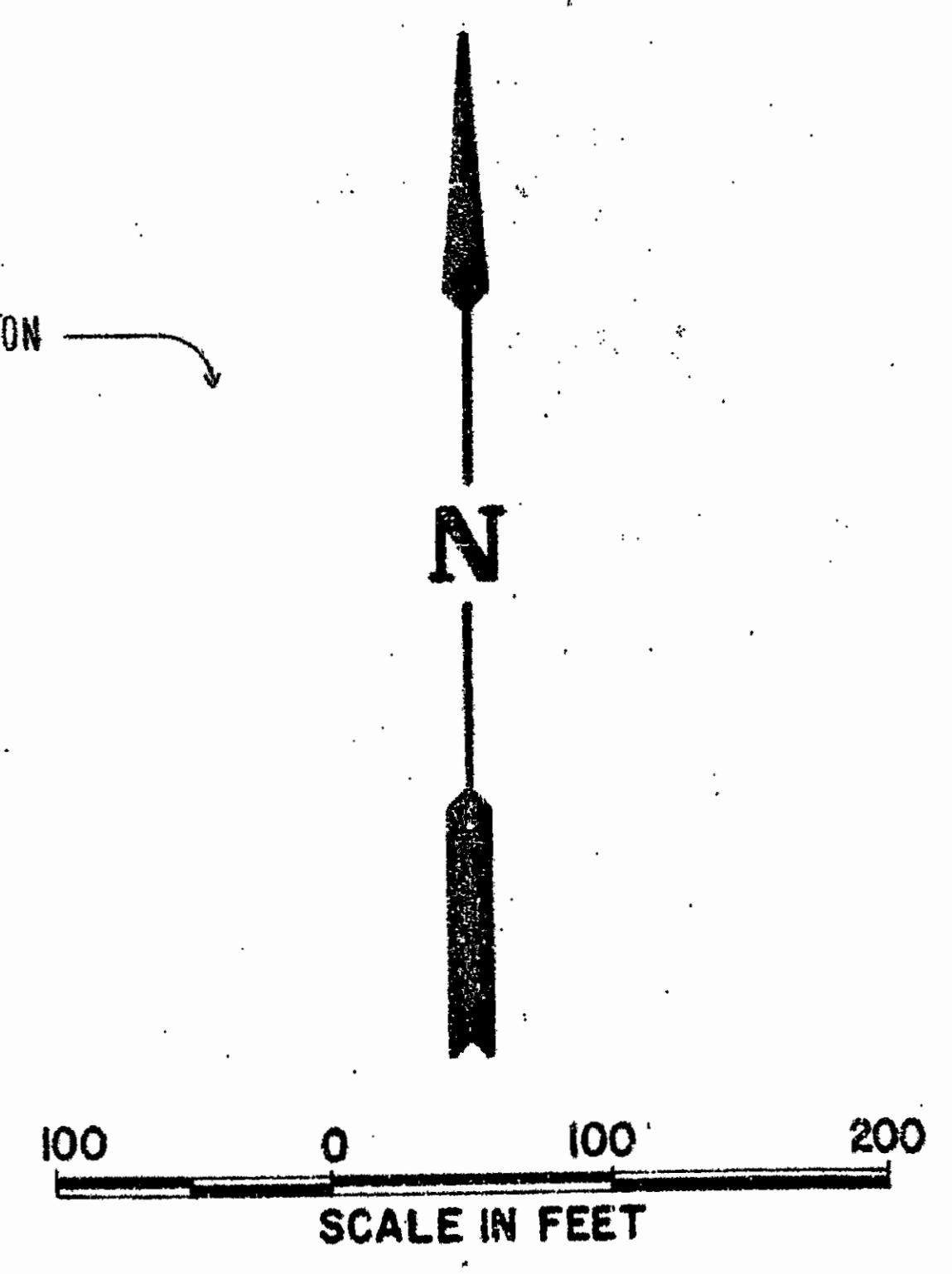
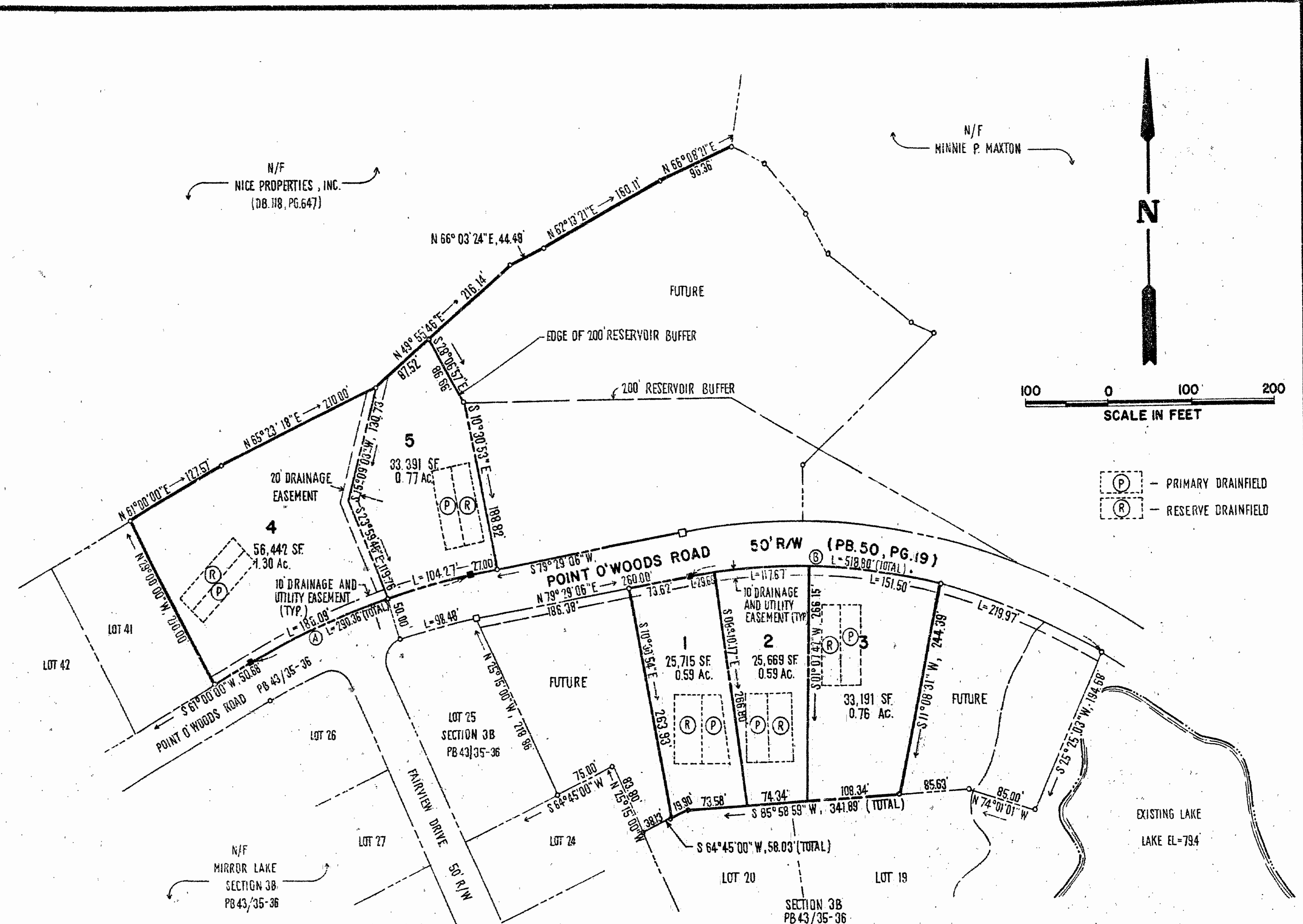
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
 DATE 10/1/92 James Evans C.L.S. #1279
 DATE _____ LYNN 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 10/2/92 James H. Bowles
 DATE 10/1/92 James H. Bowles
 DATE 12/6/92 William J. Stewart
 DATE _____ 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 16 DAY OF Dec, 1992. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 56, PAGE 67.
 TESTE: William J. Stewart CLERK



(P) - PRIMARY DRAINFIELD
 (R) - RESERVE DRAINFIELD

**MIRROR LAKE, SECTION 3C
 AREA TABULATION**

TOTAL AREA OF SEC. 3C (LOT 1 - 5)	174,408 SF	4.00 AC.
NUMBER OF LOTS	5	
AVERAGE LOT SIZE	34,882 SF	0.80 AC.
SMALLEST LOT (# 2)	25,669 SF	0.59 AC.
LARGEST LOT (# 4)	56,442 SF	1.30 AC.
LOT YIELD / GROSS ACRE		0.8 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° 25' 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 P.O. BOX 197 WILLIAMSBURG, VIRGINIA 23187 (804) 253-0673		Recorded <u>16th</u> day of <u>December</u> , 19 <u>92</u> at <u>1:52 p.m.</u> D. B. No. <u>596</u> ; pages <u>404</u> <u>William J. Stewart</u> Clerk	PLAT OF AMENDMENT MIRROR LAKE ESTATES SECTION 3C OWNER / DEVELOPER: BEECHWOOD COMPANY JAMES CITY COUNTY VIRGINIA
DATE	DESIGNED	DRAWN	SCALE			
SEPT. 30, 1992	L. D. E	B. M. B	1" = 100'			