

LOCATION MAP SCALE: 1" = 2000'

BUILDING RESTRICTIONS
 PROPERTY IS ZONED GENERAL AGRICULTURAL DISTRICT A-1, AND IS OF TAX MAP PARCEL (15-1)(1-18).

LOTS ARE SERVED BY PUBLIC WATER SYSTEM AND PRIVATE SEWER SYSTEM.

MINIMUM LOT SIZE ALLOWABLE IS 3 ACRES FOR SINGLE FAMILY DWELLINGS.

FRONTAGE REQUIREMENTS:
 LOTS OF 5 ACRES OR MORE SHALL HAVE A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 250'.
 LOTS OF 3 ACRES OR MORE BUT LESS THAN 5 ACRES SHALL HAVE A MIN. LOT WIDTH AT THE SETBACK LINE OF 200'.
 LOTS OF 1 ACRE OR MORE BUT LESS THAN 3 ACRES SHALL HAVE A MIN. LOT WIDTH AT THE SETBACK LINE OF 150'.

YARD REGULATIONS:
 FRONT : 50' MINIMUM
 SIDE : 15' MINIMUM
 REAR : 35' MINIMUM

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WOODLAND LAND TRUST-SUBDIVISION OF PARCEL "B" IS WITH THE FREE CONSENT AND IN THE ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S).

10-23-92 Gary M. Doxtater
 DATE

DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City, I, M. Anderson Bradshaw 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 23 DAY OF October, 1992. MY COMMISSION EXPIRES NOV 4 1993

M. Anderson Bradshaw
 NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY GARY M. & VYONNE M. DOXTATER TO GARY M. DOXTATER BY DEED DATED: JULY 15 1988 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 400 PAGE 148.

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.

10/21/92 Lynn D. Evans
 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.

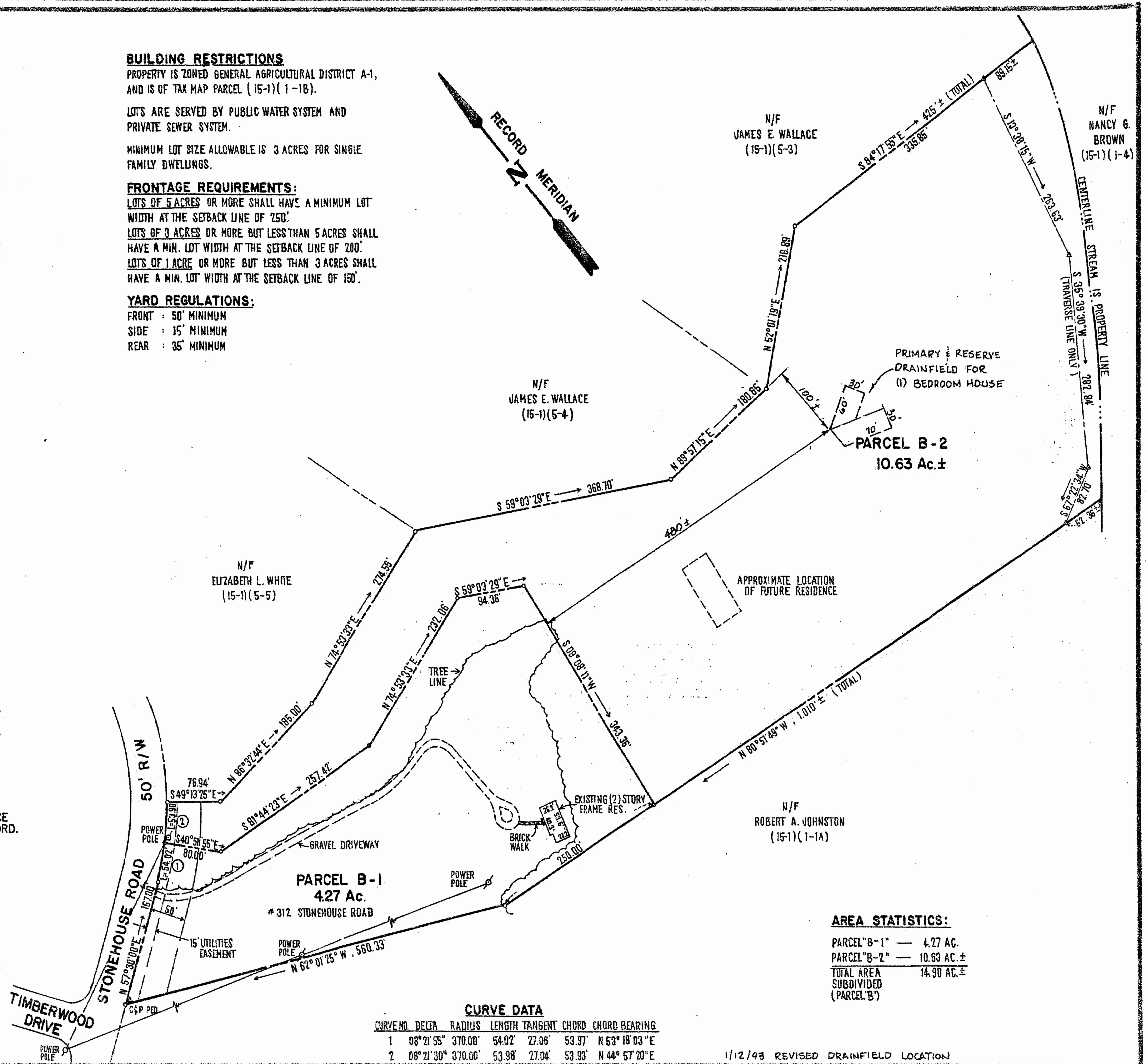
10/29/92 James H. Bowles
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

1/12/93 James H. Bowles
 DATE VIRGINIA DEPARTMENT OF HEALTH

1/16/93 Gary M. Doxtater
 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 15 DAY OF April, 1993. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 37, PAGE 15.
 TESTE BY Walter Steward CLERK



AREA STATISTICS:

| | |
|------------------------------------|-------------|
| PARCEL "B-1" | 4.27 AC. |
| PARCEL "B-2" | 10.63 AC. ± |
| TOTAL AREA SUBDIVIDED (PARCEL "B") | 14.90 AC. ± |

CURVE DATA

| CURVE NO. | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING |
|-----------|-----------|---------|--------|---------|--------|---------------|
| 1 | 08°21'55" | 370.00' | 54.02' | 27.06' | 53.97' | N 53°19'03" E |
| 2 | 08°21'30" | 370.00' | 53.98' | 27.04' | 53.93' | N 44°57'20" E |

1/12/93 REVISED DRAINFIELD LOCATION

| | | | | | |
|-----------------|------|---|--------------|---|--|
| 1 OF 1 | 5178 | <p>THE DEYOUNG-JOHNSON GROUP, INC. ENGINEERS-ARCHITECTS-SURVEYORS P.O. BOX 197 WILMAMSBURG, VIRGINIA 23187 (804) 253-0673</p> | | REFERENCE: PB 38/43 DB 400/148 1:57 p.m. Received 13th April 1993 613 Walter Steward | <p>SUBDIVISION OF PARCEL "B" STANDING IN THE NAME OF: GARY M. DOXTATER JAMES CITY COUNTY VIRGINIA</p> |
| DATE 10/20/1992 | | DESIGNED L.D.E./B.M.E. | DRAWN B.M.B. | SCALE 1" = 100' | |

