

OWNER'S CERTIFICATE

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

3/10/93 David M. ...
DATE County Administrator

3/10/93 Mari Lee Smith
DATE Secretary to the Board of Supervisors

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY / COUNTY OF James City I, Mary Frances Rieger

A NOTARY PUBLIC IN AND FOR THE STATE / COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME IN THE STATE / COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 23 DAY OF March, 1993.

MY COMMISSION EXPIRES October 31, 1997

Mary Frances Rieger
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NANCY G. & CHARLES J. BROWN TO THE COUNTY OF JAMES CITY BY ORDER DATED: 1/7/91 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 499 PAGE 829.

CERTIFICATE OF APPROVAL

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

3/15/93 Charles J. Elliot
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

3/15/93 James H. Bowles
DATE VIRGINIA DEPARTMENT OF HEALTH

4/12/93 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

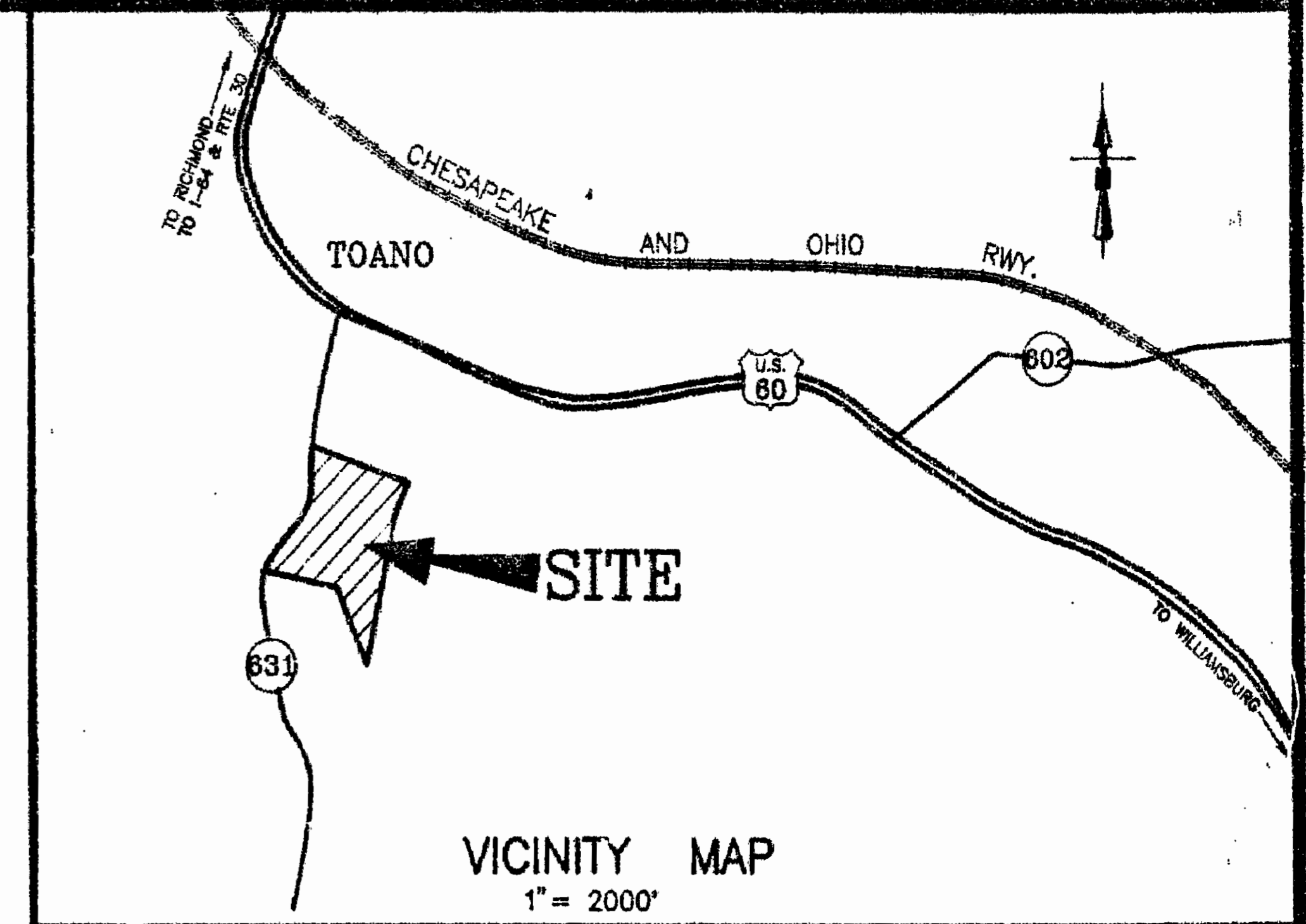
STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 23 DAY OF April, 1993 THIS MAP

WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 57, PAGE 20-23

TESTE: W. S. WATSON BY: [Signature]

10:57 A.M.
33rd day of April, 1993
D. B. No. 604 in page 46
[Signature] Clerk



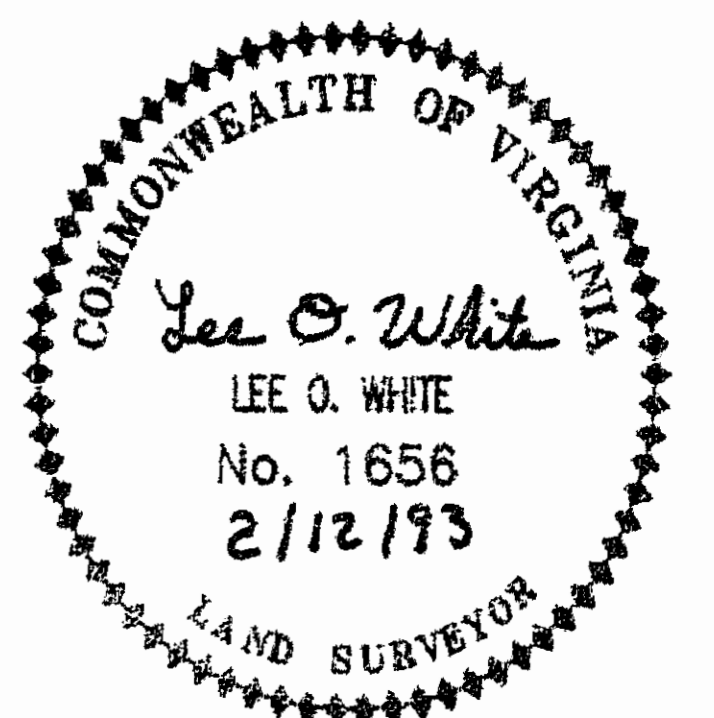
NOTES:

- TAX MAP #12-41-51A RECORDED IN DB 499, PG 829.
- ZONING: R-3 GENERAL RESIDENTIAL (DEVELOPMENT UNDER CLUSTER SUBDIVISION ORDINANCE).
- GENERAL INFORMATION:
TOTAL AREA: 28.33 ACRES
AREA IN LOTS: 7.92 ACRES
RECREATION AREA: 0.56 ACRES
AREA IN R/W: 2.56 ACRES
AREA IN OPEN SPACE (CONSERVATION EASEMENT): 17.29 ACRES (11.33 AC REQ'D.)
NUMBER OF LOTS:
40 SINGLE FAMILY
20 PATIO HOMES/DUPLEX
NET DEVELOPABLE AREA: 25.1± ACRES
GROSS DENSITY: 2.12 UNITS / ACRE
- ZONING INFORMATION:
MIN. LOT SIZE: NONE
MIN. LOT WIDTH: NONE
MAX. BUILDING HEIGHT: 2-STORIES (35')
FRONT YARD: 10' (PROPOSED)
REAR YARD: NONE
SIDE YARD: NONE
LOT SETBACK FROM RTE 631: 50' (PROFFERED)
SETBACK FROM DEVELOPMENT BOUNDARY LINE: 35'
MAXIMUM BUILDING FOOTPRINT: (PROFFERED)
SINGLE FAMILY: 1700 SQUARE FEET
TWO FAMILY: 1700 SQUARE FEET COMBINED EXCLUDING DECKS
- THE ENTIRE DEVELOPMENT HAS BEEN DELINEATED AS A RESOURCE MANAGEMENT AREA UNDER JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- SEE SHEET # 4 OF 4 FOR LINE AND CURVE TABLES.
- ALL MONUMENTS WILL BE SET BY DECEMBER 31, 1993.
- NORTH ROTATION BASED ON SUBDIVISION PLAT BY THE DEYOUNG-JOHNSON GROUP, INC., WILLIAMSBURG, VIRGINIA, DRAWING #4986 DATED 12/18/1991.
- DESIGNATED OPEN SPACE AREAS SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION SUBJECT TO A CONSERVATION EASEMENT TO JAMES CITY COUNTY.

ENGINEER'S OR SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

2/12/93 Lee O. White
DATE LEE O. WHITE, L.S.



TOANO TRACE

JAMES CITY COUNTY, VIRGINIA

SHEET 1 of 4

Draper Aden Associates
CONSULTING ENGINEERS/SURVEYORS
4156 HANSLAKE DRIVE
GLEN ALLEN, VIRGINIA 23060

REVISIONS: 3/12/93 VDOT ESH/T	DATE: 8/31/1992	SCALE: 1" = 50'
DRAWN: PCB	CHECKED: LOW	
PROJECT No. P-20585		

