OHIO

VICINITY MAP 1"= 2000'

SCALE SCALE SCALE 20 22 24 26 28 30 SCALE

20 SCALE

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).

County of James City, Vicquia

DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA) CITY / COUNTY OF Jame-lity 1. Cleeke Change 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 IN THE CITY / COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 3/ DAY OF Thay, 1945.

MY COMMISSION EXPIRES /// Mich 2/1996

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

WAY THANKS

VIRGINIA DEPARTMENT OF HEALT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

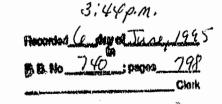
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 6th DAY OF 1995 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAY BOOK 6/ , PAGE 3 - 96 BY: Where Ewand TESTE: HELENE S. WARD Clerk

ENGINEER'S OR SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIZF. 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.

LEE O. WHITE, L.S.

PLAT RECORDED IN P.B. NO. 6 PAGE 93.94.95, 76





NOTES:

- 1. TAX MAP #12-41-51A RECORDED IN DB 499, PG 829
- 2. ZONING: R-3 GENERAL RESIDENTIAL (DEVELOPMENT UNDER CLUSTER SUBDIVISION ORDINANCE).
- 3. GENERAL INFORMATION: TOTAL AREA: 28.33 ACRES AREA IN LOTS: 8.22 ACRES RECREATION AREA: 1.55 ACRE AREA IN R/W: 2.56 ACRES (HEREBY DEDICATED FOR PUBLIC STREET PURPOSES) AREA IN OPEN SPACE (CONSERVATION EASEMENT): 16 0± ACRES (11.33 AC REQ'D.)

00

TOANO

NUMBER OF LOTS: 40 SINGLE FAMILY 20 PATIO HOMES/DUPLEX NET DEVELOPABLE AREA: 25.1± ACRES GROSS DENSITY: 2.12 UNITS / ACRE

4. 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

- 5. THE ENTIRE DEVELOPMENT HAS BEEN DELINEATED AS A RESOURCE MANAGEMENT AREA UNDER JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 6. SEE SHEET # 4 OF 4 FOR LINE AND CURVE TABLES.
- 7. ALL MONUMENTS WILL BE SET BY DECEMBER 31, 1993.
- 8. NORTH ROTATION BASED ON SUBDIVISION PLAT BY THE DEYOUNG-JOHNSON GROUP, INC., WILLIAMSBURG, VIRGINIA , DRAWING #4986 DATED 12/18/1991.
- 9. DESIGNATED OPEN SPACE AREAS SHALL BE CONVEYED TO THE HOME OWNERS ASSOCIATION SUBJECT TO A CONSTRUCTION EASEMENT TO JAMES CITY COUNTY.
- 10. VDOT IS NOT RESPONSIBLE OR LIABLE FOR DETENTION BASINS OR THEIR STRUCTURES.
- 11. THIS PLAT REPLACES A PREVIOUSLY RECORDED PLAT OF TOANO TRACE. (PLAT BOOK 57 PAGE 20-23)
- DENOTES PROPERTY LINE TO BE EXTINGUISHED.

DENOTES NEW PROPERTY LINE.



RESUBDIVISION OF

SHEET 1 of 4



6/10/93 EXTINGUISHED LOT LINES 5/28/95 ROAD C/L'S

DATE: 8/28/1993 | SCALE: 1" = 50" DRAWN: POB CHECKED: LOW PROJECT No. P-20585