



OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS IOANO 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, Virginia
5/21/95 Brian Old
 DATE County Administrator

DATE _____

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY / COUNTY OF James City, Williamsburg
 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 31 DAY OF May, 1995.

MY COMMISSION EXPIRES March 31, 1996
Lee O. White
 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.

6/6/95 Bruce Mann
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
6/5/95 James H. Bowles
 DATE VIRGINIA DEPARTMENT OF HEALTH
6/6/95 [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 6th DAY OF June, 1995 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 61, PAGE 93-96
 TESTE: HELEN S. WARD BY: [Signature]
 Clerk

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.

5/25/95 Lee O. White
 DATE LEE O. WHITE, L.S.

PLAT RECORDED IN
 P.B. NO. 61 PAGE 93, 94, 95, 96

3:44 p.m.
 Recorded 6 day of June, 1995
 P.B. No. 740 ; pages 798
 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: 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.)
 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 HOME OWNERS ASSOCIATION SUBJECT TO A CONSTRUCTION EASEMENT TO JAMES CITY COUNTY.
- VDOT IS NOT RESPONSIBLE OR LIABLE FOR DETENTION BASINS OR THEIR STRUCTURES.
- THIS PLAT REPLACES A PREVIOUSLY RECORDED PLAT OF IOANO TRACE. (PLAT BOOK 57 PAGE 20-23)
- DENOTES PROPERTY LINE TO BE EXTINGUISHED.
- S 71°24'20" E ----- DENOTES NEW PROPERTY LINE.
 78.99'

RESUBDIVISION OF TOANO TRACE

STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA

Draper Aden Associates
 CONSULTING ENGINEERS/SURVEYORS
 4138 INNSLAKE DRIVE
 GLEN ALLEN, VIRGINIA 23060

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

DATE: 5/28/1993 SCALE: 1" = 50'
 DRAWN: PGB CHECKED: LOW
 PROJECT No. P-20585