

OWNERS CONSENT & DEDICATION

THIS SUBDIVISION AS APPEARS ON THIS PLAN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS

NOTARIZATION

Conway A. Downing, Jr., a NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, *CITY OF NEWPORT NEWS*, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AND *CITY* AFORESAID GIVEN UNDER MY HAND THIS *12* DAY OF *April*, 1990

MY COMMISSION EXPIRES *DECEMBER 26, 1992*
Conway A. Downing, Jr. NOTARY PUBLIC

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF *JAMES CITY INVESTMENT GROUP* AND WAS ACQUIRED AS FOLLOWS:
 FROM: *TASKINAS ESTATES*
 BY DEED DATED: *12-7-89* AND RECORDED IN DEED BOOK *461* PAGE *61*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF *JAMES CITY*, VIRGINIA REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH

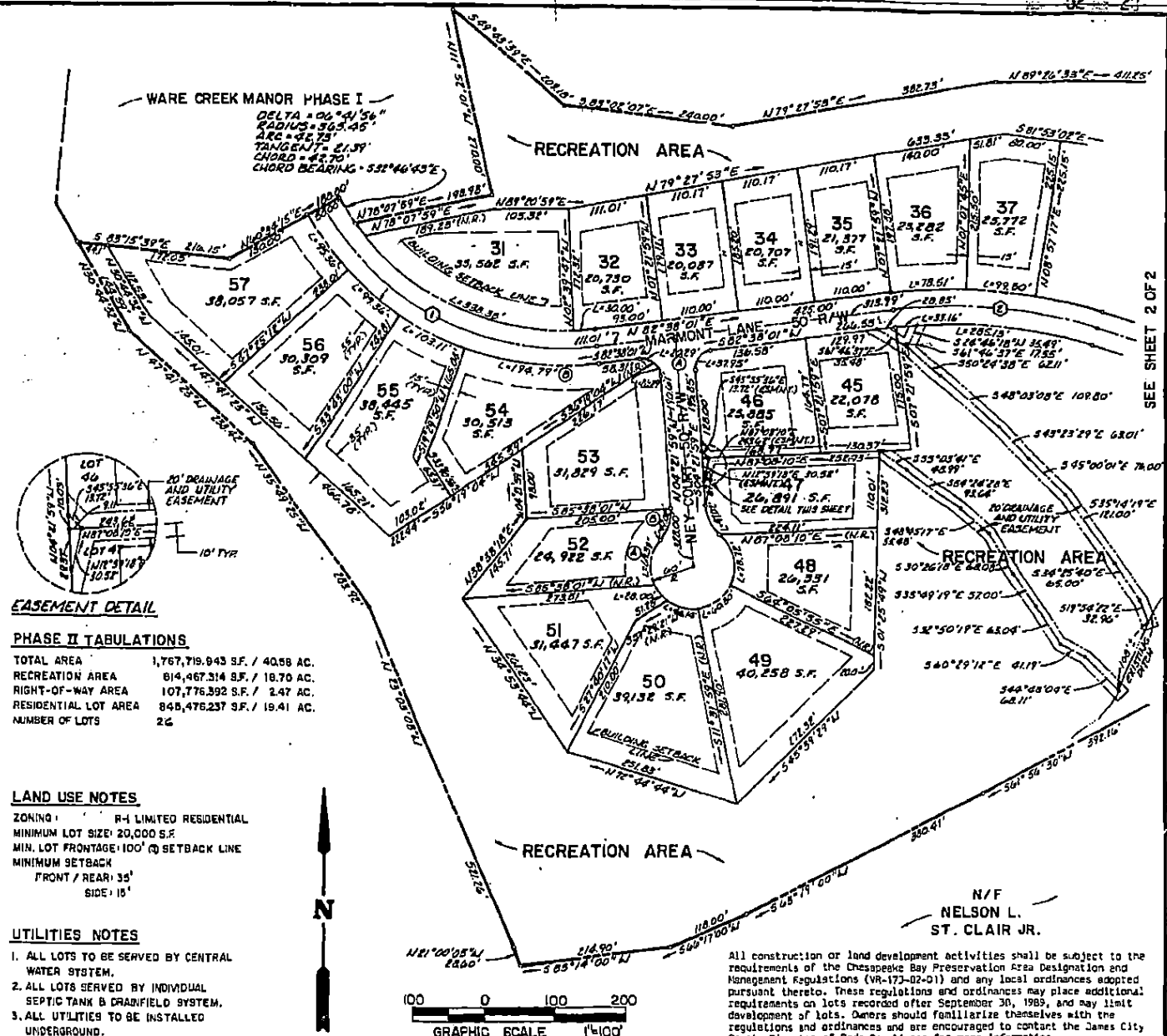
Stephen L. Evans, C.L.S. #1279
 LYNN H. EVANS, C.L.S.

CERTIFICATE OF APPROVAL

THE SUBDIVISION KNOWN AS _____
 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD
2-7-90 *J. H. Hall*
4-11-90 *James H. Rowles*
 HEALTH DEPARTMENT
 PLANNING DEPARTMENT

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 *May*, 1990
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTED IN PLAT BOOK *52* PAGE *23*
Delores Swang CLERK



EASEMENT DETAIL

PHASE II TABULATIONS

TOTAL AREA	1,767,719.943 S.F. / 40.58 AC.
RECREATION AREA	614,467.314 S.F. / 18.70 AC.
RIGHT-OF-WAY AREA	107,776.392 S.F. / 2.47 AC.
RESIDENTIAL LOT AREA	845,476.237 S.F. / 19.41 AC.
NUMBER OF LOTS	26

LAND USE NOTES

ZONING: R-1 LIMITED RESIDENTIAL
 MINIMUM LOT SIZE: 20,000 S.F.
 MIN. LOT FRONTAGE: 100' @ SETBACK LINE
 MINIMUM SETBACK:
 FRONT / REAR: 35'
 SIDE: 15'

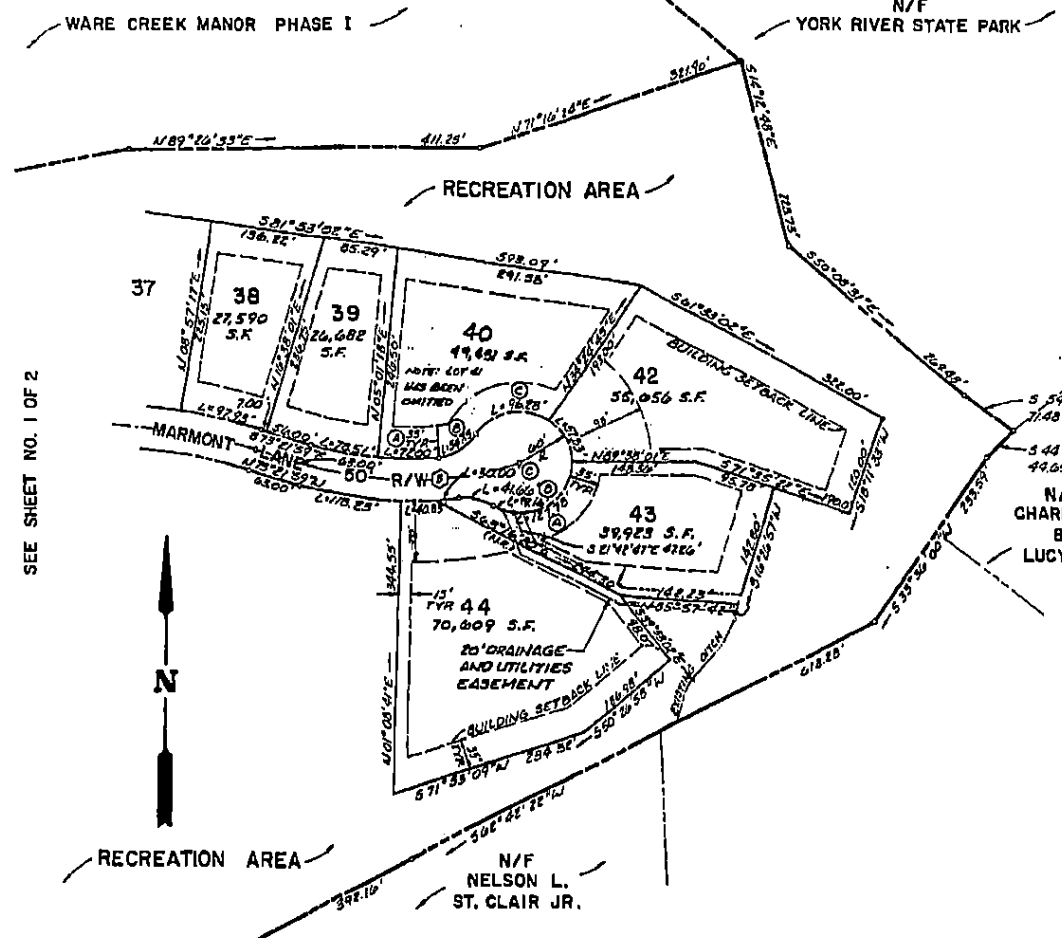
UTILITIES NOTES

- ALL LOTS TO BE SERVED BY CENTRAL WATER SYSTEM.
- ALL LOTS SERVED BY INDIVIDUAL SEPTIC TANK & DRAINFIELD SYSTEM.
- ALL UTILITIES TO BE INSTALLED UNDERGROUND.

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1871430	THE DEYOUNG-JOHNSON GROUP, INC. ENGINEERS · ARCHITECTS · SURVEYORS P.O. BOX 197 WILLIAMSBURG, VIRGINIA 23187 (804) 253-0673		REV 4/90 3:55 p.m. 16 th day of May 1990 D by <i>Delores Swang</i> <i>4/21</i> <i>Delores Swang</i>	PHASE II WARE CREEK MANOR OWNER / DEVELOPER: JAMES CITY INVESTMENT GROUP	JAMES CITY COUNTY VIRGINIA
1 of 2					

1252 1923



SEE SHEET NO. 1 OF 2

Road Curve Data

Curve No.	Delta	Radius	Arc	Tangent	Chord	Chord Bng.
1	67°56'14"	350.45'	462.98'	261.05'	435.72'	663°23'52"E
2	24°00'00"	705.69'	295.60'	150.00'	291.44'	535°21'59"E
3	35°29'59"	412.77'	255.50'	132.00'	251.43'	188°53'01"E

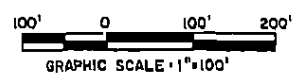
Lot Curve Data

Curve No.	Delta	Radius	Arc	Tangent	Chord	Chord Bng.
31	53°02'48"	365.45'	138.35'	102.39'	326.39'	666°00'23"E
32	4°42'12"	365.45'	30.00'	15.01'	29.99'	484°59'07"E
36	8°29'44"	730.69'	108.34'	54.27'	108.24'	186°52'53"E
37	7°49'32"	730.69'	99.80'	49.90'	99.72'	584°57'29"E
38	7°40'44"	730.69'	97.93'	49.04'	97.86'	577°32'21"E
39	11°36'43"	367.37'	78.51'	39.39'	78.37'	579°10'21"E
40(A)	10°30'58"	367.37'	72.00'	36.10'	71.90'	189°41'49"E
(B)	51°54'05"	60.00'	54.35'	29.20'	53.51'	158°25'17"E
(C)	91°56'32"	40.00'	96.28'	62.07'	86.28'	178°26'30"E
42	55°13'16"	60.00'	57.83'	31.38'	55.62'	527°58'36"E
43(A)	122°01'05"	60.00'	127.78'	108.26'	104.96'	530°38'34"E
(B)	39°47'07"	60.00'	41.66'	21.71'	40.81'	178°14'27"E
(C)	03°35'48"	437.37'	30.00'	15.01'	29.99'	583°49'51"E
44	09°20'56"	437.37'	40.83'	20.43'	40.84'	588°28'13"E
46	86°29'24"	25.00'	27.93'	21.72'	24.41'	539°07'50"E
47	44°54'02"	60.00'	47.02'	24.79'	45.83'	626°49'00"E
48	79°10'06"	60.00'	78.72'	46.28'	71.19'	511°40'59"E
49	57°34'32"	60.00'	60.29'	32.97'	57.79'	554°41'21"E
50	44°03'30"	60.00'	46.14'	24.28'	45.01'	174°29'38"E
51	26°44'17"	60.00'	28.00'	14.26'	27.75'	139°05'45"E
52(A)	68°13'39"	60.00'	69.39'	39.16'	65.59'	107°24'14"E
(B)	44°54'03"	60.00'	47.02'	24.79'	45.83'	181°05'02"E
53	46°29'42"	25.00'	20.29'	10.74'	19.74'	127°16'35"E
54(A)	46°30'18"	25.00'	20.29'	10.74'	19.74'	174°07'06"E
(B)	26°51'49"	415.45'	194.79'	99.22'	193.01'	183°56'05"E
55	24°13'10"	415.45'	103.10'	51.82'	102.84'	163°23'35"E
56	13°42'11"	415.45'	99.36'	49.92'	99.12'	149°25'55"E
57	13°09'04"	415.45'	95.36'	47.89'	95.15'	135°00'17"E

Recreation Area Curve Data

Curve No.	Delta	Radius	Arc	Tangent	Chord	Chord Bng.
A	03°29'18"	365.45'	22.25'	11.13'	22.25'	577°52'20"E
B	15°29'20"	437.37'	118.24'	59.48'	117.88'	181°06'39"E
C	24°00'00"	680.69'	285.13'	144.69'	283.05'	185°21'59"E

A COPY OF THIS PLAT IS ON FILE IN THE JAMES CITY COUNTY HEALTH DEPARTMENT WHICH SHOWS THE APPROVED LOCATION OF SEWAGE DISPOSAL SITE(S) FOR EACH LOT IN THIS SUBDIVISION



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1871430
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DESIGNED L. D. E. DRAWN R. D. S. CHECKED L. D. E.

FEB. 11, 1988



REV 4/7/80

3:54 pm

Received 16th day of May 1980

1979

James City County

PHASE II

WARE CREEK MANOR

OWNER / DEVELOPER:

JAMES CITY INVESTMENT GROUP

JAMES CITY COUNTY VIRGINIA