



NOTE:
 EXISTING R/W OF S.R. 603 IS 30'
 PROPERTY LINE SHOWN IS 25'
 FROM C. OF EXISTING ROADWAY
 TO ALLOW FOR FUTURE WIDENING
 BY U.D.H.T. A 10' STRIP IS THEREBY
 DEDICATED FOR THIS PURPOSE.



CURVE DATA

NO	ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	REMARKS
1	04° 18' 11"	637.30'	47.84'	23.94'	47.85'	8 01° 42' 34" W	LOT 1
2	15° 06' 00"	354.10'	93.32'	46.93'	93.08'	8 01° 59' 30" E	LOT 6
3	15° 06' 00"	354.10'	93.32'	46.93'	93.08'	9 20° 03' 30" E	LOT 6
4	90° 00' 00"	30.00'	47.12'	30.00'	42.43'	5 42° 26' 30" E	LOT 2
5	90° 00' 00"	30.00'	47.12'	30.00'	42.43'	5 42° 26' 30" W	LOT 3

DEVELOPMENT NOTES:

- BUILDING LINES ARE:
 FRONT - 35'
 REAR - 25'
 SIDES - 10' MIN. & TOTAL OF 25'
- AREA OF LOTS = 2.2624 Ac.
- AREA OF R/W = 0.2220 Ac.
- TOTAL AREA = 2.4844 Ac.
- AVERAGE LOT SIZE = 16,415 sf.

ENGINEER & 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 platting of subdivisions within the county have been complied with.

Given under our hands this 19th day of April 1976



STATE of VIRGINIA, COUNTY of JAMES CITY
 I, Jaqueline N. Druitt, a Notary Public

*Commissioned as
Jaqueline N. Druitt

do certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in my city and state aforesaid.

Given under my hand this 19th day of Aug, 1976
 My commission expires July 16, 1977

STATE of VIRGINIA, COUNTY of JAMES CITY

In the clerk's office of the circuit court for the County of James City the 1st day of Sept, 1976

The map shown hereon was presented and admitted to the record as the law directs.

Teste: Roberta C. Cochran, Clerk
 Plat Book 34 Page 9

CERTIFICATE of APPROVAL

This subdivision known as approved by the undersigned in accordance with existing subdivision regulations and may be committed to record

Date 6-21-76 R. B. Martin Highway Engineer

Date 6-21-76 E. Boyle Health Officer

Date 7-6-76 William F. Row Agent of Governing Body

This subdivision is with free consent and in accordance with the wishes and desires of the undersigned owners and proprietors.

Title to the land shown hereon is vested in the name of Nicole, Ltd. by

deed dated 10-15-75, recorded in deed book 170 page 356

in the circuit court of James City County, Virginia.
 BY William F. Row President BY Diana K. Echada Secretary

DEWARD M MARTIN & ASSOCIATES, INC
 ENGINEERS, PLANNERS, & SURVEYORS
 ROUTE 3 BOX 243-C WILLIAMSBURG, VIRGINIA 23185

PLAT OF
 OLD STAGE MANOR
 SECTION 3
 BENJAMIN ALLEN, PRESIDENT
 NICOLE LTD.

JAMES CITY COUNTY		VIRGINIA	
DES P.C.S.	JOB NO 90017		
DRWN R.W.E.	DATE APRIL, 1976	SHEET NO 1	
APP P.C.S.	SCALE 1" = 100'	OF 1 SHEETS	