

**OWNERS CONSENT & DEDICATION**

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 UNITED VIRGINIA DEVELOPMENT CORPORATION BY DEED DATED JUNE 21, 1979, RECORDED IN DEED BOOK 195 AT PAGE 466 IN THE CLERK'S OFFICE OF JAMES CITY COUNTY. ALL STREET RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

FOR: UNITED VIRGINIA DEVELOPMENT CORPORATION  
 BY: Adrian D. Bailey, Jr., President  
 MARY T. BAILEY, SECRETARY

**STATE OF VIRGINIA, JAMES CITY COUNTY**

I, Paul C. Small, A NOTARY PUBLIC DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITINGS HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 31 DAY OF Oct 1979. MY COMMISSION EXPIRES February 2, 1981.

**LAND USE TABULATION**

AREA OF LOTS	= 19,687 AC.±
AREA OF ROADS	= 4,688 AC.±
PASSIVE RECREATION AREA	= 3,279 AC.±
WELL LOT	= 0.248 AC.±
10' DEDICATION STRIP	= 0.538 AC.±
TOTAL AREA SUBDIVIDED	= 28,820 AC.±
NUMBER OF LOTS	= 46
AVERAGE LOT SIZE	= 18,640 φ
LOT YIELD	= 1.08 LOTS/AC.

- 10 - LOT NUMBERS
- 100 - STREET NUMBERS (MAILING ADDRESS)

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF COUNTY OF JAMES CITY THE 27 DAY OF November 1979, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

TESTE: Jubette C. Corbin, CLERK  
 PLAT BOOK: 35 PAGE 111

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION KNOWN AS GATE HOUSE FARMS - SECTION I IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

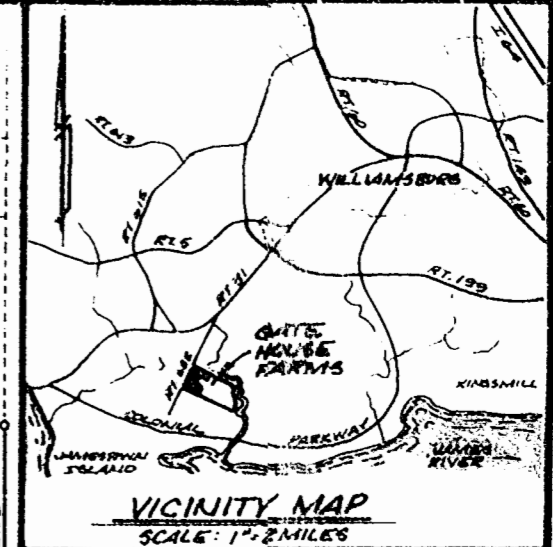
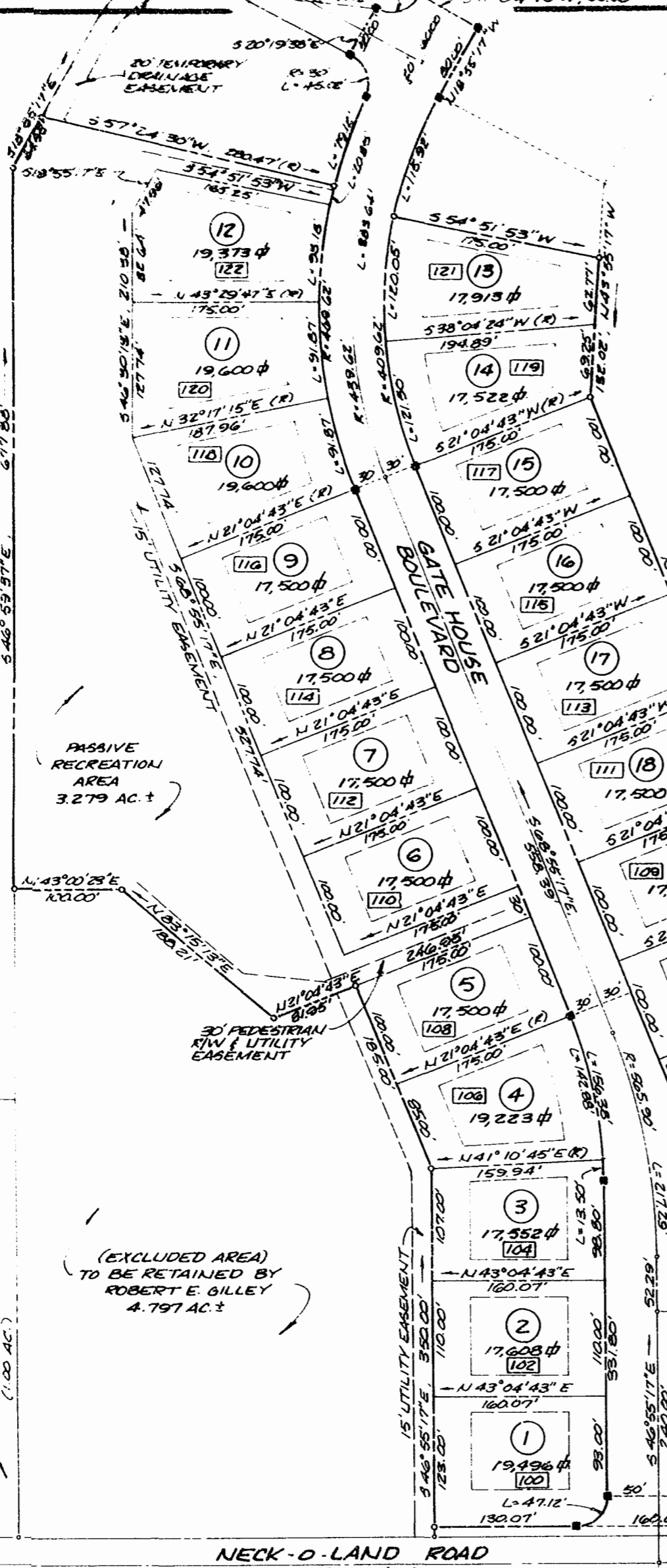
DATE: 10-19-79 J. N. Hall  
 HIGHWAY ENGINEER  
 DATE: 10-22-79 Ernest Buggle  
 HEALTH OFFICER  
 DATE: \_\_\_\_\_  
 AGENT OF GOVERNING BODY

**BUILDING RESTRICTIONS**

PROPERTY IS ZONED A-2 LIMITED AGRICULTURAL. MINIMUM LOT SIZE = 17,500 SQ. FT. MINIMUM FRONTAGE = 50' AT SETBACK LINE. FRONT SETBACK = 55' MINIMUM. REAR SETBACK = 35' MINIMUM. SIDE SETBACK = 15' MINIMUM, A TOTAL OF 95' FOR BOTH. MINIMUM FINISH FLOOR ELEVATION = 9.5 M.S.L.

**CURVE DATA**

NO.	DELTA	RADIUS	ARC	TAN	CHRD.	CHORD BEAR.
1	90°00'00"	30.00	47.12	30.00	42.43	N01°55'17"W
3	01°53'58"	407.27	13.50	6.76	13.50	N47°52'18"W
4	20°08'02"	407.27	142.88	72.13	142.15	N58°52'16"W
10	11°12'32"	469.62	91.87	46.08	91.73	N63°19'01"W
11	11°12'32"	469.62	91.87	46.08	91.73	N52°06'29"W
12	11°22'00"	469.62	93.18	46.74	93.03	N40°49'10"W
13	15°47'29"	409.62	120.05	60.46	119.62	N43°31'51"E
14	15°47'29"	409.62	120.05	60.46	119.62	N60°25'26"E
21	04°45'14"	301.62	24.85	12.43	24.84	N66°39'40"E
22A	17°16'46"	301.62	90.96	45.89	90.82	S55°33'40"E
22B	90°00'00"	30.00	47.12	30.00	42.43	N80°04'43"E
28	03°10'45"	445.06	24.70	12.35	24.69	N41°29'21"E
27	15°26'55"	445.06	120.00	60.37	119.64	N32°10'31"E
28	15°26'55"	445.06	120.00	60.37	119.64	N18°43'36"E
29	15°26'55"	445.06	120.00	60.37	119.64	N01°16'41"E
30	15°26'55"	445.06	120.00	60.37	119.64	N14°10'14"E
31	15°26'55"	445.06	120.00	60.37	119.64	N29°37'09"E
32	10°36'53"	505.06	93.52	46.89	93.39	S34°12'31"E
33	10°36'53"	505.06	93.52	46.89	93.39	S23°35'58"E
34A	11°24'55"	50.00	36.14	18.90	35.36	N72°10'43"E
34B	84°35'15"	25.00	36.91	22.74	53.65	S44°49'22"E
34C	15°45'57"	505.06	138.97	69.93	138.54	S10°24'43"E
35	10°12'01"	50.00	31.26	35.14	57.50	N86°34'26"E
36	30°52'44"	50.00	44.40	23.78	42.96	S32°53'12"E
37	58°34'58"	50.00	51.12	23.08	48.93	S21°50'59"W
38	83°09'27"	50.00	72.57	44.38	80.37	N87°17'08"W
39A	13°35'52"	505.06	119.57	60.07	119.29	S15°04'41"W
39B	84°35'15"	25.00	36.91	22.74	53.65	S50°35'23"W
39C	41°24'35"	50.00	36.14	18.90	35.36	N66°34'48"W
40	10°36'53"	505.06	93.52	46.89	93.39	S37°09'54"W
41	10°36'53"	505.06	93.52	46.89	93.39	S57°46'27"W
44A	90°00'00"	30.00	47.12	30.00	42.43	N88°04'43"E
44B	90°00'00"	30.00	47.12	30.00	42.43	S01°55'17"E



**NOTE:**  
 UPON COMPLETION AND ACCEPTANCE, BOTH THE WATER AND SEWER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DEDICATED IN FEE SIMPLE TO JAMES CITY COUNTY SANITARY DISTRICT NO. 3 FOR OPERATION AND MAINTENANCE.

TO ROUTE 31  
 50' R/W  
 NECK-O-LAND ROAD  
 50' R/W

TO ROUTE 682  
 10' STRIP DEDICATED FOR FUTURE WIDENING OF SR682

COMMONWEALTH OF VIRGINIA  
 PAUL C. SMALL  
 CERTIFICATE NO. 04287  
 CERTIFIED PROFESSIONAL ENGINEER

**ENGINEERS & SURVEYORS 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 MY HAND THIS 19 DAY OF Oct 1979  
 BY: Paul C. Small  
 PAUL C. SMALL, P.E., C.L.S.

COMMONWEALTH OF VIRGINIA  
 PAUL C. SMALL  
 No. 1247  
 LAND SURVEYOR

PLAT OF  
**GATE HOUSE FARMS - SECTION I**  
 UNITED VIRGINIA DEVELOPMENT CORP.  
 ADRIAN D. BAILEY, JR. - PRESIDENT  
 JAMES CITY COUNTY VIRGINIA

Small Engineering, Inc.  
 Engineers, Planners, Surveyors  
 625 Ironbound Road, 804 253-0040  
 WILLIAMSBURG, VA 23185

Scale: 1" = 100'  
 Date: OCTOBER, 1979  
 Job: G01-1