

**OWNER'S 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 COUNTRY ESTATES, LTD. by deed dated August 23, 1979, recorded in deed book 197 at page 68 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: COUNTRY ESTATES, LTD.

BY Alan G. Loring, President BY John F. Cavanagh, Sr., Secretary

**STATE OF VIRGINIA,**

I, Shirley Insley, a Notary Public 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 3<sup>rd</sup> day of October 1979. My commission expires the 28<sup>th</sup> March 1982.

**STATE OF VIRGINIA, COUNTY OF JAMES CITY**

In the clerk's office of the circuit court for the county of James City the 28<sup>th</sup> day of November 1979, this map was presented and admitted to the record as the law directs.

Teste: Jubette C. Clorhin, Clerk  
Plate Book 35 Page 112

**CERTIFICATE OF APPROVAL**

This subdivision known as DEERWOOD HILLS - SECTION II is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

Date 10-1-79 J. N. Hall Highway Engineer  
Date 10-2-79 E. Bagge Health Officer  
Date 11-26-79 Henry H. Edg Agent of Governing Body

**ENGINEER'S & 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 my hand this 27<sup>th</sup> day of August 1979.  
BY Paul C. Small, P.E., C.L.S.

**CURVE DATA**

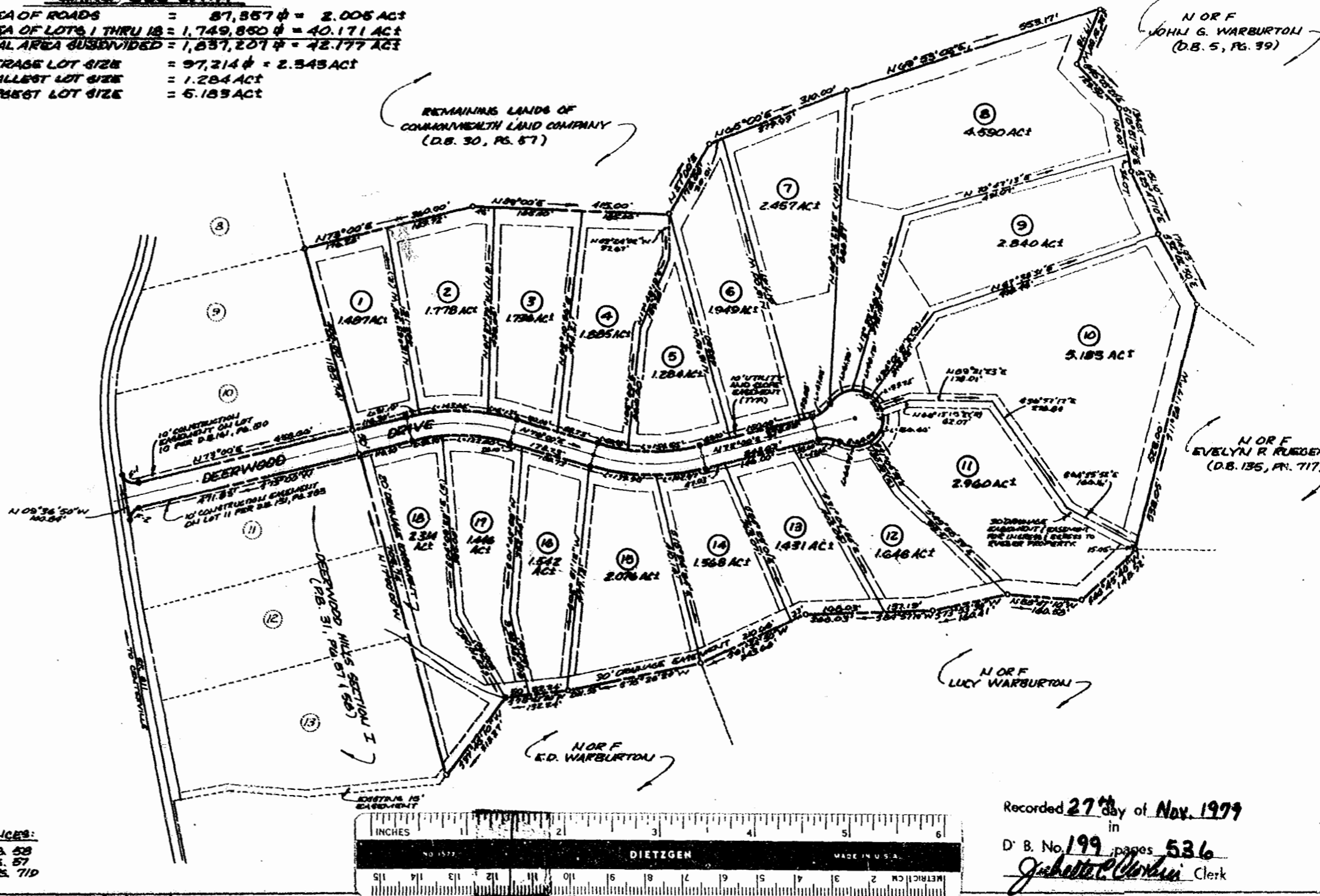
NO.	DELTA	RADIUS	ARC	TAN.	CHRD.	CHORD BEAR.
F1	97°33'12"	28.20'	42.25'	28.25'	37.85'	N 68°18'35"W
F2	83°36'50"	28.00'	36.08'	27.97'	33.20'	N 91°41'35"E
1	04°08'30"	435.00'	31.19'	16.60'	31.18'	N 78°03'18"E
2	18°50'24"	435.00'	143.04'	72.77'	142.39'	N 66°31'42"E
3	08°03'08"	435.00'	61.13'	30.62'	61.08'	S 80°01'53"E
4	09°00'00"	395.00'	60.48'	30.30'	60.41'	S 80°30'00"E
5	25°00'00"	395.00'	164.55'	78.38'	153.61'	N 69°30'00"E
7	44°54'02"	60.00'	41.02'	24.79'	46.83'	N 49°32'59"E
8	58°32'20"	60.00'	61.30'	39.43'	58.67'	N 56°22'08"E
9	39°22'43"	60.00'	40.19'	20.88'	39.44'	S 78°10'21"E
10	38°12'14"	60.00'	38.72'	17.32'	38.25'	S 59°52'58"E
11	82°41'47"	60.00'	86.60'	62.80'	78.25'	S 17°24'08"W
12A	57°59'00"	60.00'	60.78'	33.25'	60.16'	S 87°54'34"W
12B	44°54'02"	60.00'	47.08'	24.79'	46.85'	N 68°52'59"W
14	15°53'45"	435.00'	102.97'	51.75'	102.78'	S 78°46'53"W
15	18°26'15"	435.00'	139.68'	70.60'	139.38'	N 65°13'08"W
17	18°09'22"	385.00'	122.00'	61.02'	121.49'	N 65°04'41"W
18	12°50'38"	385.00'	86.30'	43.33'	86.12'	S 78°25'19"W

**BUILDING RESTRICTIONS**

- PROPERTY IS ZONED A-1 AGRICULTURAL. MINIMUM LOT SIZE = 20,000 SQ. FT. MINIMUM FRONT YARD SETBACK = 100' AT THE SETBACK LINE. FRONT SETBACK LINE = 35' MINIMUM. REAR SETBACK LINE = 35' MINIMUM. SIDE SETBACK LINE = 15' MINIMUM, A TOTAL OF 35' FOR BOTH.
- ALL LOTS WILL HAVE INDIVIDUAL WELLS AND SEPTIC TANK SYSTEMS.

**LAND USE DATA**

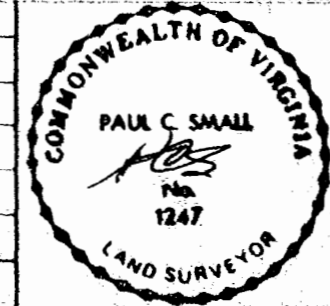
AREA OF ROADS = 87,567 sq ft = 2.005 AC  
AREA OF LOTS 1 THRU 18 = 1,749,850 sq ft = 40.171 AC  
TOTAL AREA SUBDIVIDED = 1,837,417 sq ft = 42.177 AC  
AVERAGE LOT SIZE = 97,214 sq ft = 2.243 AC  
SMALLEST LOT SIZE = 1.284 AC  
LARGEST LOT SIZE = 5.183 AC



REFERENCES:  
P.B. 31, PG. 58  
P.B. 30, PG. 57  
D.B. 135, PG. 719



Recorded 27<sup>th</sup> day of Nov. 1979  
in  
D. B. No. 199 pages 536  
Jubette C. Clorhin Clerk



**PLAT OF DEERWOOD HILLS - SECTION II**  
COUNTRY ESTATES, LTD.  
POWHATAN DISTRICT, JAMES CITY COUNTY VIRGINIA

**Small Engineering, Inc.**  
Engineers, Planners, Surveyors  
625 Ironbound Road #04 263-6040  
WILLIAMSBURG, VA 23185

Scale 1" = 200'  
Date MAY, 1979  
Job D09