

**DEVELOPMENT NOTES**

1. MINIMUM LOT SIZE = 22,081φ
2. AVERAGE LOT SIZE = 36,071φ
3. TOTAL AREA OF LOTS = 13.249 Ac.±
4. AREA OF STREET R/W = 2.101 Ac.±
5. TOTAL AREA OF SECTION 'B' = 15.350 Ac.±
6. TOTAL RECREATION AREA = 10.670 Ac.±
7. TOTAL AREA THIS PLAT = 26.020 Ac.±
8. TOTAL LOTS IN SECTION 'B' = 16

NO.	ANGLE	RADIUS	ARC	TAN.	CHORD	CHORD BEAR.	REMARKS
1	03°46'51"	490.00	32.33	16.17	32.33'	N01°53'25"E	R/W
2	14°32'43"	490.00	124.39	62.53	124.06'	N11°03'12"E	R/W
3	15°54'11"	490.00	136.00	68.44	135.57'	N26°16'40"E	LOT 16
4	20°54'51"	520.00	189.81	95.97	188.76'	N10°27'25"E	Q R/W
5	13°18'54"	520.00	120.84	60.70	120.57'	N27°34'18"E	Q R/W
6	08°19'32"	550.00	79.92	40.03	79.85'	S30°03'59"W	LOT 1
7	85°25'53"	25.00	37.28	23.08	33.92'	S68°37'10"W	LOT 1
8	84°40'42"	25.00	36.95	22.78	33.68'	S26°24'46"E	LOT 14
9	12°33'31"	550.00	120.55	60.52	120.31'	S09°38'50"W	LOT 14
10	03°22'04"	550.00	32.33	16.17	32.32'	S01°41'02"W	R/W
11	44°54'02"	60.00	47.02	24.79	45.83'	S78°23'24"E	LOT 10
12	55°42'37"	60.00	58.34	31.71	56.07'	S72°59'07"E	LOT 10
13	84°42'18"	60.00	88.70	54.70	80.84'	S02°46'39"E	LOT 9
14	56°09'37"	60.00	58.81	32.01	56.48'	S67°39'18"W	LOT 8
15	73°13'32"	60.00	76.68	44.58	71.57'	N47°39'07"W	LOT 7
16	23°14'29"	60.00	24.34	12.34	24.17'	N22°39'35"W	LOT 7
17	21°39'35"	60.00	22.68	11.48	22.55'	N45°06'36"W	LOT 6
18	13°08'46"	433.92	433.92	99.56	50.00'	N62°30'46"W	Q R/W
19	12°43'31"	408.92	408.92	90.63	45.60'	N62°18'08"W	LOT 1
20	12°48'44"	458.92	102.62	51.53	102.41'	S62°20'45"E	LOT 14

NOTE: COORDINATES SHOWN ARE VIRGINIA GRID.

**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 here on is vested in LAKE TOANO ESTATES, LTD. by deed dated JAN. 31, 1978 recorded in D.B. 183 at PG. 222

BY Mayer A. Sarfan  
Mayer A. Sarfan, Prés.

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 February 1980, this map was presented and admitted to the record as the law directs.

Teste: Juliette C. Clark, Clerk

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STATE OF VIRGINIA,

J. Dickie Duke, 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.

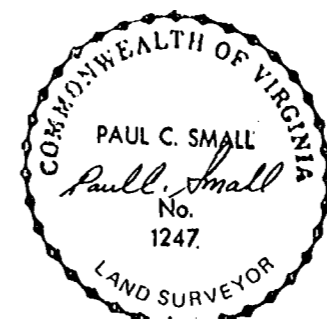
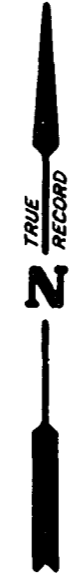
Given under my hand this 12 day of February 19 80.  
My commission expires 2/23/83

**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 11<sup>th</sup> day of February 1980  
BY Paul C. Small  
Paul C. Small, P.E., C.L.S.

**CERTIFICATE OF APPROVAL**

This subdivision known as LAKE TOANO, SECTION "B" is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record  
Date 2-12-80 L. D. Hall Highway Engineer  
Date 2-12-80 E. Baggle Health Officer  
Date 2-12-80 William C. Potts Jr. Agent of Governing Body



**BUILDING RESTRICTIONS**  
Front setback = 35' minimum  
Side yard = 12.5'  
Rear yard = 25'

PLAT OF  
**LAKE TOANO SECTION "B"**  
POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA  
Scale: 1" = 100' JULY, 1979  
**SMALL ENGINEERING, INC.**  
Engineers, Planners, Surveyors  
625 Ironbound Road 804 253-0040  
WILLIAMSBURG, VA 23185