

**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-FARM HOUSE, INC.**  
by deed dated August 24, 1979 recorded in deed book 197, at page 99 in the Clerk's office of James City County, Va.

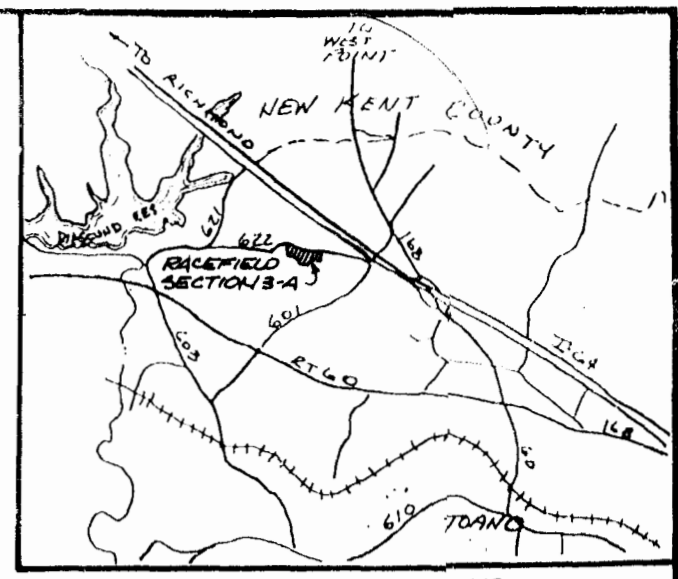
BY [Signature] President  
BY [Signature] Secretary

**LAND USE TABULATION**

NO. OF LOTS = 14  
AVERAGE LOT SIZE = 20,866 S.F.  
LOT AREA = 18.26 AC.±  
ROAD DEDICATION = 0.710 AC.±  
TOTAL AREA SUBDIVIDED = 18.97 AC.±  
LOT YIELD - 0.917 LOTS PER ACRE  
SOURCE OF TITLE - D.B. 197/99  
P.B. 85/91/92  
EXISTING 20' PRESCRIPTIVE R/W & 10' DEDICATION STRIP IS HEREBY DEDICATED FOR PUBLIC USE.

**BUILDING RESTRICTIONS**

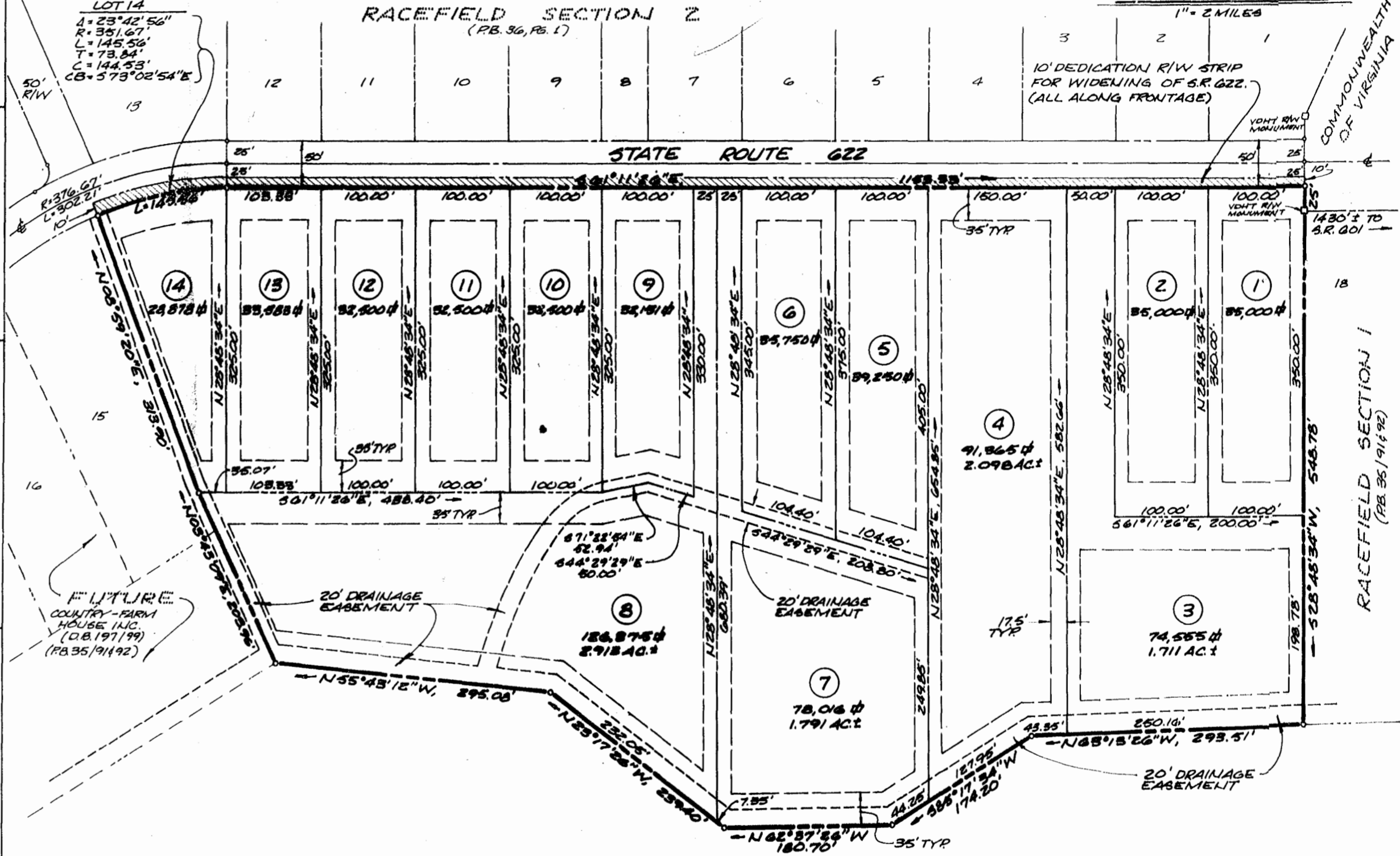
- PROPERTY IS ZONED A-1, AGRICULTURAL.  
MINIMUM LOT SIZE = 20,000 SQ. FT.  
MINIMUM FRONTAGE = 100' AT THE SETBACK LINE.  
FRONT SETBACK LINE = 35' MINIMUM.  
REAR SETBACK LINE = 35' MINIMUM.  
SIDE SETBACK LINE = 17.5' MINIMUM.
- ALL LOTS WILL HAVE INDIVIDUAL WELLS AND SEPTIC TANK SYSTEMS.



**LOCATION MAP**

1" = 2 MILES

**RACEFIELD SECTION 2**  
(P.B. 36, P.B. 1)



**STATE OF VIRGINIA,**

I, Patricia Anne Steward, 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 9th day of July 1980.  
My commission expires August 30, 1982.

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

In the clerk's office of the circuit court for the county of James City the 11th day of July 1980, this map was presented and admitted to the record as the law directs.

Teste: Jubette C. Clowdia, Clerk

Plate Book 36 Page 35

**CERTIFICATE OF APPROVAL**

This subdivision known as **RACEFIELD-SECTION 3-A** is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

Date 4-21-80 F. M. Hill Highway Engineer

Date 4-21-80 E. Breyer Health Officer

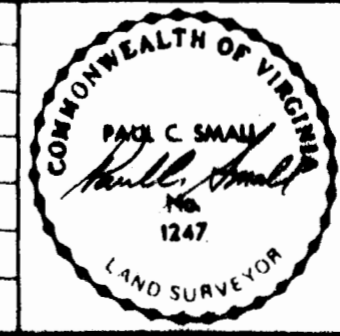
Date 4-11-80 [Signature] Agent of Governing Body

**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 10th day of April 1980.  
BY [Signature]  
**Paul C. Small, P.E., C.L.S.**



NO.	DATE	REVISION/COMMENT/NOTE	BY



PLAT OF  
**RACEFIELD - SECTION 3-A**  
OWNER/DEVELOPER: **COUNTRY-FARM HOUSE, INC.**  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA  
**Small Engineering, Inc.**  
Engineers, Planners, Surveyors  
625 Ironbound Road 804 253-0040  
WILLIAMSBURG, VA 23185

Scale 1" = 100'  
Date APRIL 18, 1980  
Job H 02-3A

10:10 a.m.  
Recorded 11th day of July 1980  
in  
D. B. No. 204 pages 575  
Jubette C. Clowdia Clerk

