

**ZONING NOTES:**

ZONING IS A1, GENERAL AGRICULTURE  
 SETBACKS: FRONT & REAR MIN. 35 FT.  
 SIDE MIN. 15 (TOTAL OF TWO 35' MIN)  
 FRONTAGE 8000 SQ. FT. MIN. 100'  
 20,000 TO 40,500 SQ. FT. MIN. 125'  
 43,500 TO 87,000 SQ. FT. MIN. 150'

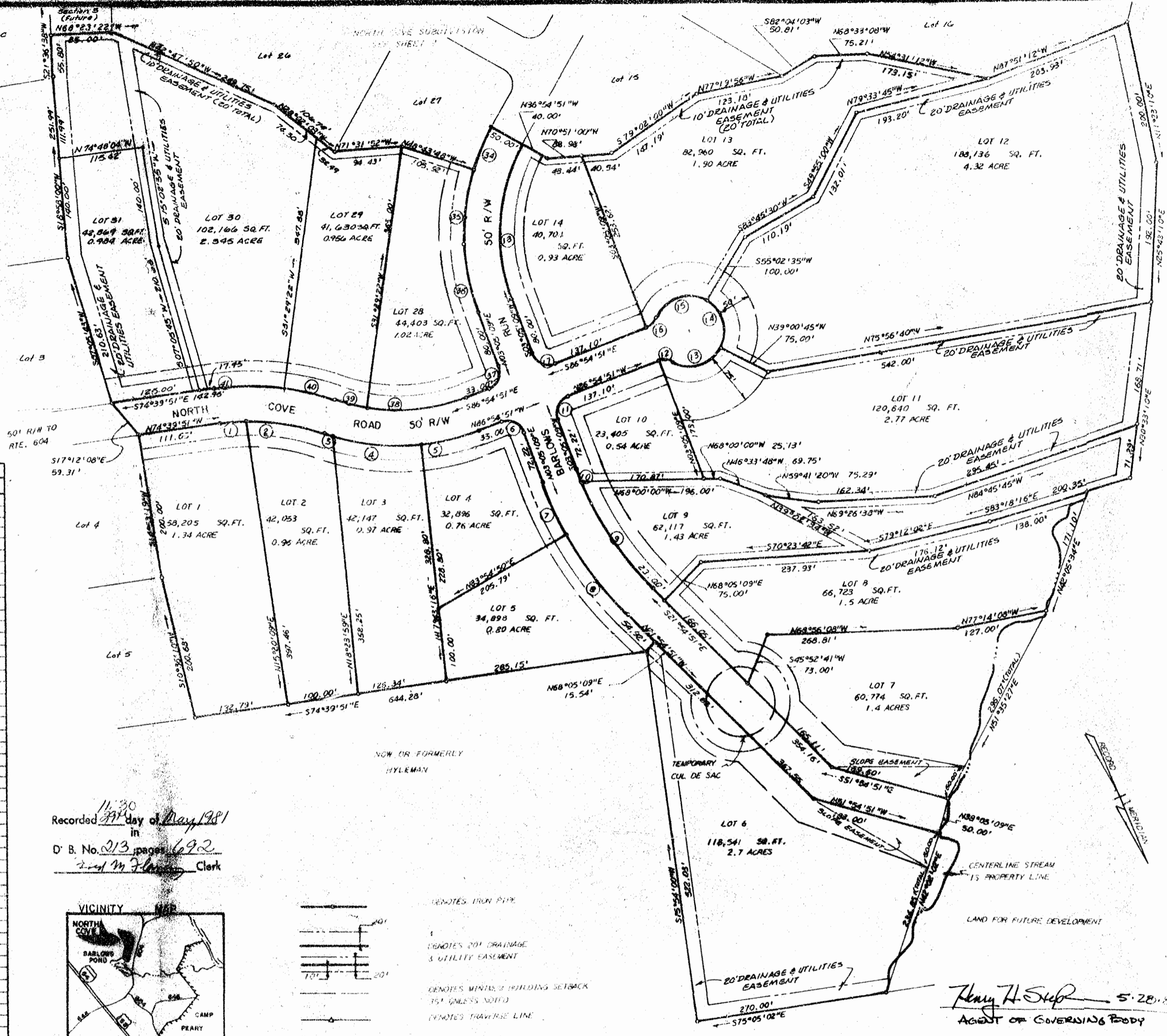
- INDIVIDUAL WELLS AND SEPTIC TANKS/DRAINFIELDS TO BE UTILIZED.
- ALL UTILITIES (VEPCO, CAP, ETC.) TO BE INSTALLED UNDERGROUND.
- STREET LIGHTS TO BE PROVIDED.

**LOT SUMMARY:**

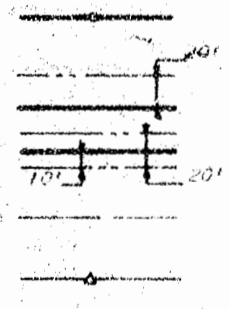
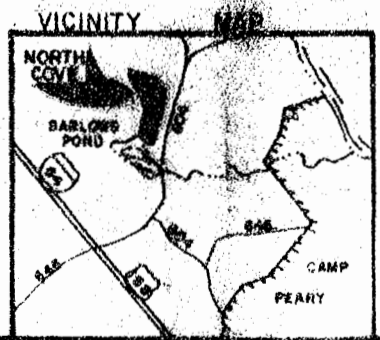
31 LOTS	51.521 AC.±	2,244,242 SQ. FT.±
AVG. LOT	1.662 AC.±	72,395 SQ. FT.±
SMALLEST	0.537 AC.±	23,405 SQ. FT.±
LARGEST	4.995 AC.±	217,601 SQ. FT.±

SEE SHEET 2 OF 2  
 FOR APPROVAL AND  
 SIGNATURE BLOCKS

NO.	Δ	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	87°15'14"	315.00'	29.97'	20.01'	33.94'	N71°01'14"W
2	20°13'48"	315.00'	117.22'	56.19'	110.64'	N57°14'14"W
3	06°42'20"	315.00'	175.11'	7.56'	13.71'	N45°37'07"W
4	22°44'33"	320.00'	125.16'	63.39'	72.36'	N51°04'12"W
5	14°28'10"	320.00'	81.74'	41.09'	81.52'	N73°35'14"W
6	30°03'00"	25.00'	39.27'	25.00'	35.36'	N41°54'15"W
7	08°10'17"	508.00'	81.32'	40.75'	81.23'	N01°30'00"W
8	158°49'11"	508.00'	140.34'	20.62'	139.89'	N14°00'10"W
9	23°26'53"	450.00'	178.44'	90.89'	178.30'	S10°41'24"E
10	02°33'10"	450.00'	20.40'	10.20'	20.40'	S01°28'13"E
11	90°00'00"	15.00'	39.27'	25.00'	35.36'	S45°05'10"W
12	48°11'23"	25.00'	21.03'	11.18'	20.41'	N62°49'10"W
13	90°17'17"	25.00'	28.73'	50.25'	70.89'	N83°52'10"W
14	85°58'40"	20.00'	75.00'	48.59'	68.16'	S08°00'55"W
15	00°08'49"	20.00'	87.40'	59.74'	78.82'	S95°01'50"W
16	48°11'23"	25.00'	21.03'	11.18'	20.41'	N62°49'10"W
17	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°05'10"W
18	50°00'00"	121.40'	214.48'	117.29'	212.58'	S28°05'10"W
19	18°27'21"	131.00'	63.85'	32.22'	63.56'	S43°36'28"W
20	35°02'39"	131.00'	118.05'	60.33'	116.21'	S16°36'28"W
21	27°00'00"	50.00'	23.56'	12.00'	23.34'	S14°24'51"E
22	57°30'00"	50.00'	58.18'	27.43'	48.10'	S56°39'51"E
23	95°00'00"	50.00'	85.34'	55.05'	74.02'	N46°50'10"E
24	70°31'44"	25.00'	30.77'	17.68'	28.87'	N36°10'43"W
25	70°31'44"	25.00'	30.77'	17.68'	28.87'	N36°10'43"W
26	54°00'00"	143.00'	134.77'	72.86'	129.84'	N26°05'10"E
27	90°00'00"	25.00'	39.27'	25.00'	35.36'	S81°54'51"E
28	70°31'44"	25.00'	30.77'	17.68'	28.87'	S01°38'59"E
29	66°31'42"	50.00'	57.18'	32.18'	54.12'	S00°51'01"W
30	55°00'00"	50.00'	48.00'	28.03'	46.17'	S59°24'51"E
31	78°00'00"	50.00'	65.48'	38.37'	60.88'	N55°35'09"E
32	58°00'00"	50.00'	48.00'	28.03'	46.17'	N09°24'51"W
33	90°00'00"	25.00'	39.27'	25.00'	35.36'	N08°05'10"E
34	17°48'57"	301.50'	62.18'	31.20'	62.07'	N47°10'40"E
35	19°33'40"	301.50'	102.83'	51.97'	102.44'	N31°29'22"E
36	18°37'23"	301.80'	98.00'	49.44'	97.57'	N12°23'50"E
37	38°00'00"	25.00'	39.27'	25.00'	35.36'	N43°05'10"E
38	29°50'40"	270.00'	140.64'	71.95'	139.05'	S71°59'31"E
39	09°54'20"	270.00'	46.88'	23.40'	46.82'	S52°07'01"E
40	11°36'10"	345.00'	74.14'	37.01'	74.01'	S52°59'02"E
41	15°51'41"	345.00'	101.04'	50.85'	100.72'	S06°44'01"E
42	43°11'21"	25.00'	21.03'	11.18'	20.41'	N87°30'56"E
43	80°08'28"	50.00'	75.66'	50.12'	70.79'	S71°30'41"E
44	90°28'00"	50.00'	78.95'	50.41'	71.00'	S18°47'24"W
45	95°48'18"	50.00'	93.59'	55.31'	74.18'	N62°05'17"W
46	48°11'23"	25.00'	21.03'	11.18'	20.41'	N44°17'40"W



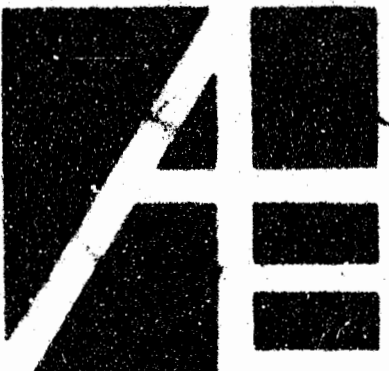
Recorded 11/30 day of May 1981  
 in  
 D. B. No. 213, pages 1692  
 J. M. Fleming Clerk



NOTES: IRON PIPE  
 1  
 DENOTES 20' DRAINAGE & UTILITY EASEMENT  
 DENOTES MINIMUM BUILDING SETBACK 15' UNLESS NOTED  
 DENOTES TRAVERSE LINE

Henry H. Step 5-28-81  
 AGENT OF COVERING BODY

Proj. No.	2727
Date	AUGUST 31, 1977
Scale	1" = 100'
Drawn by	G.G.R.
Checked by	



architects and engineers, inc.  
 architects engineers surveyors and planners  
 Williamsburg, Virginia

NORTH COVE SUBDIVISION  
 SECTION 2  
 LYING IN JAMES CITY COUNTY, VIRGINIA

revisions	
Resubdivided Lots 24 & 50 into 3 Lots	5-18-81
Removed Well Lot	5-27-81

