

**LOCATION MAP**  
SCALE: 1"=1/2 MILE

**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 PAUL N. CARRITHERS, INC.

BY Paul N. Carrithers, Inc.

STATE OF VIRGINIA

I, Kathleen S. Small, 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 31 DAY OF August, 1983.

MY COMMISSION EXPIRES Feb. 23, 1985

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 8 DAY OF SEPT., 1983, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Kathleen S. Small, CLERK

PLAT BOOK 38 PAGE 66

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION KNOWN AS

IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 9-6-83 J. D. Hall HIGHWAY ENGINEER

DATE 1-26-83 Gregory J. Hays HEALTH OFFICER

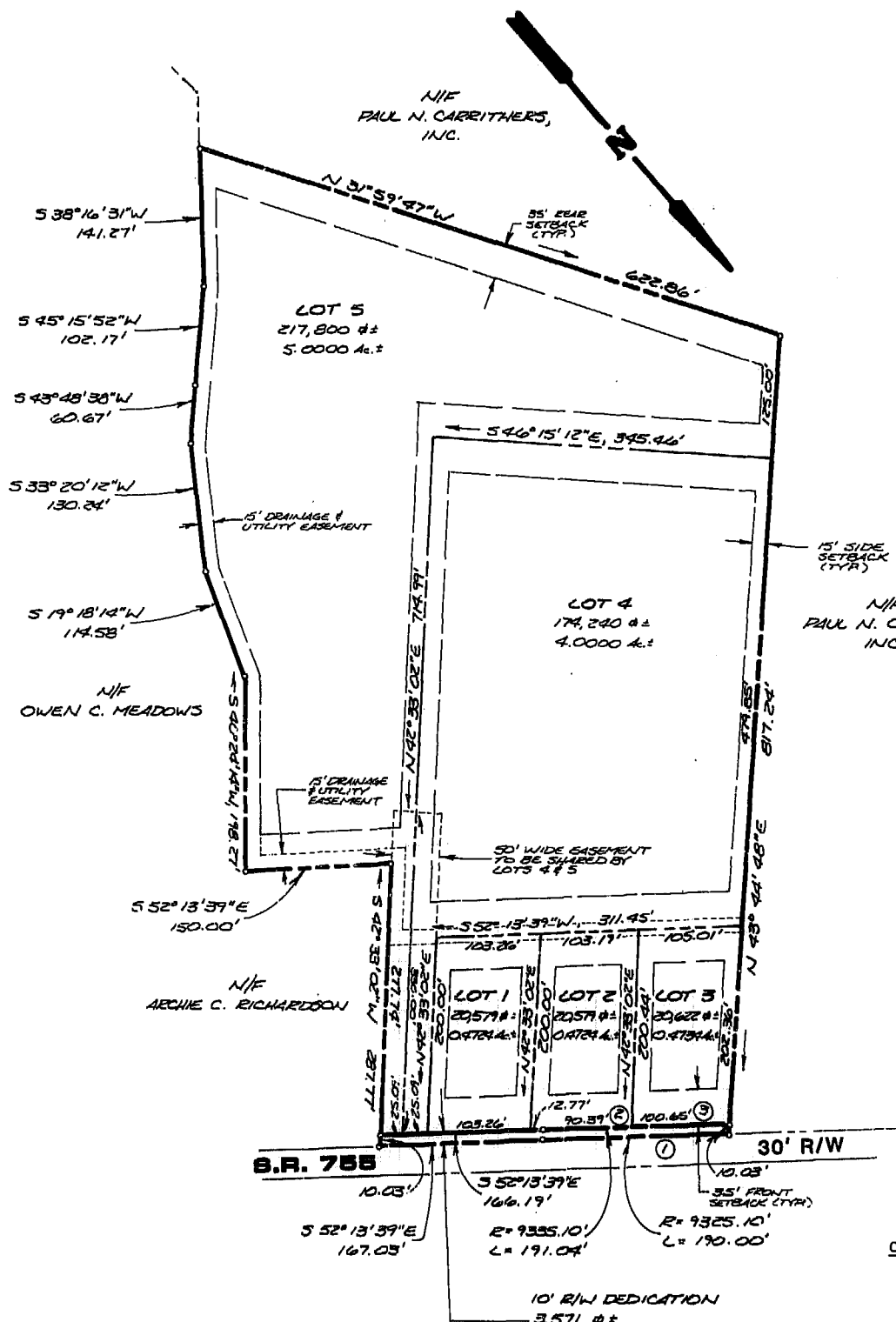
DATE 2-6-83 T. J. ... AGENT OF GOVERNING BODY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS & 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 10<sup>th</sup> DAY OF August, 1983.

BY Paul C. Small, P.E., C.L.S.

1:00 p.m.  
Recorded 8<sup>th</sup> day of Sept, 1983  
in  
D. B. No. 237 pages 763  
Kathleen S. Ward Clerk



THIS PLAT BASED ON A SURVEY BY B.D. LITTLEPAGE, C.L.S., COMPLETED ON DEC. 13, 1973, AND RECORDED MAY, 1977, BY THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN DEED BOOK 175 PAGE 508.

IF WELLS ARE DOWN SLOPE FROM DRAINFIELD AND/OR A TERMITE TREATED HOUSE, THE MINIMUM SEPARATION DISTANCE SHALL BE INCREASED BY 25 FEET FOR EVERY 5% OF SLOPE AND/OR AN INCREASE BE MADE TO THE MINIMUM DEPTH OF GROUT AND CASING IN THE AMOUNT OF 5 FEET FOR EVERY 5% OF SLOPE.

**AREA COMPUTATIONS**

AREA OF LOTS	453,817 SF±	10.4182 Ac.±
AREA OF R/W DED.	3,572 SF±	.0820 Ac.±
TOTAL OF AREA SUBDIVIDED	457,384 SF±	10.5002 Ac.±
NUMBER OF LOTS	5	
SMALLEST	20,578 SF±	0.4724 Ac.±
LARGEST	217,800 SF±	5.0000 Ac.±
AVERAGE	90,762 SF±	2.0836 Ac.±

**BUILDING RESTRICTIONS**

ZONING IS A-1, AGRICULTURAL GENERAL. LOTS TO BE SERVED BY PRIVATE WATER AND SEWER SYSTEMS.  
SETBACKS:  
FRONT - 35' MIN.  
SIDE - 15' MIN.  
35' TOTAL  
REAR - 35' MIN.

**LOT CURVE INFORMATION**

CURVE	Δ(Delta)	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	1°10'03"	9325.10	190.00	95.00	190.00	S51°38'38"E
2	0°37'04"	9335.10	100.65	50.33	100.65	S51°21'50"E
3	0°33'17"	9335.10	90.39	45.20	90.39	S51°57'00"E



**AES**, a professional corporation

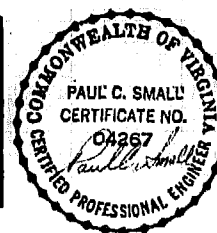
1761 Jamestown Road, Williamsburg, Va. 23185  
804-253-0040

Architecture, Engineering, Surveying, Planning

SUBDIVISION OF 10.5 Ac.± INTO 5 LOTS  
(BROUGHTON TRACT)  
PROPERTY OF

**PAUL N. CARRITHERS INC**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed JHB	Drawn VMB
Scale 1"=100'	Date 7/28/83
Project No. 5443	
Drawing No. 1 of 2	

