

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 IN HEREON IS VESTED IN MIRROR LAKE ESTATES, INC. (DB 18/647) IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

STATE OF VIRGINIA
I, _____, 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 _____ DAY OF _____, 19____.

MY COMMISSION EXPIRES _____, 19____.

STATE OF VIRGINIA, COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE _____ DAY OF _____, 19____, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: _____, CLERK
PLAT BOOK _____ PAGE _____.

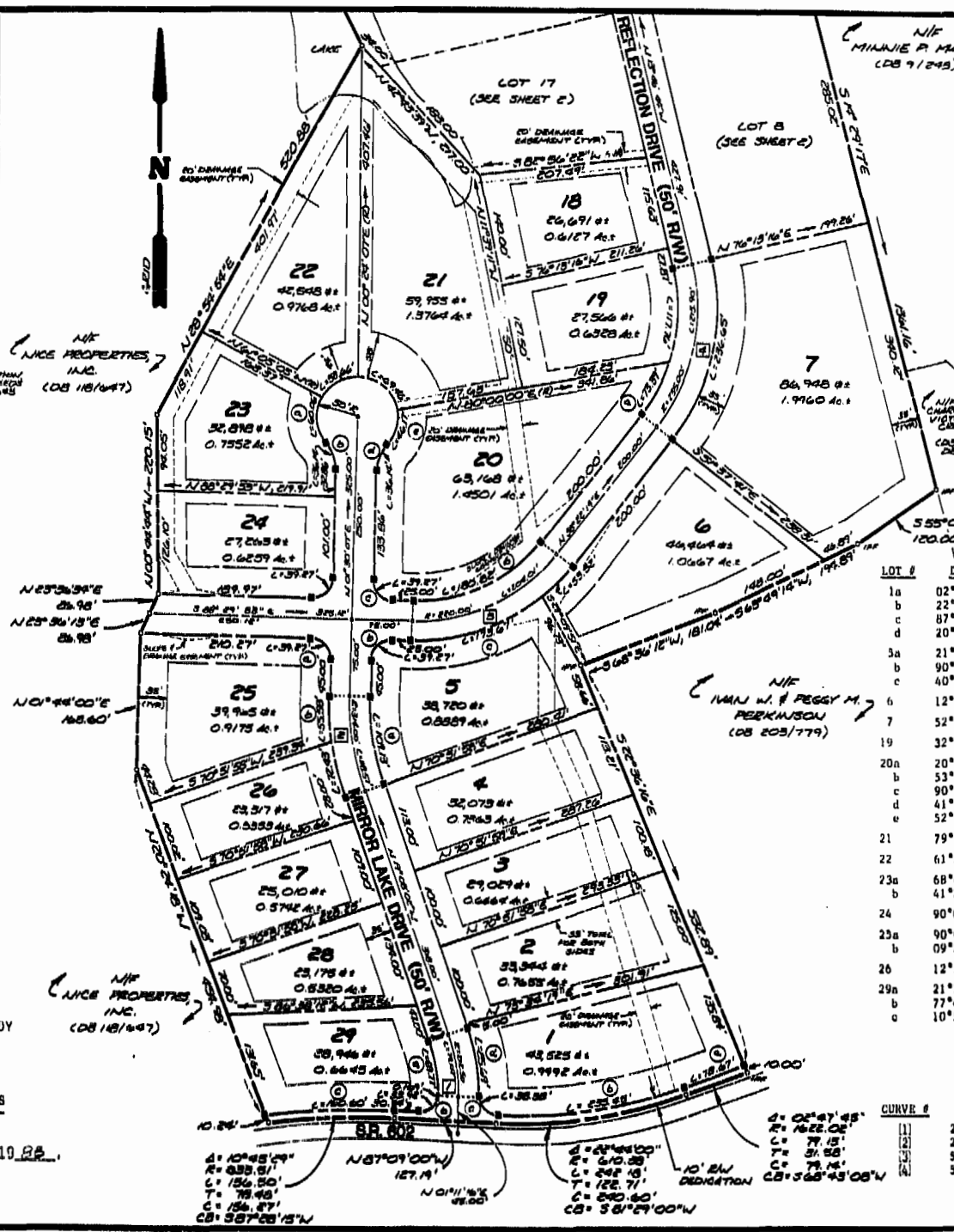
CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS MIRROR LAKE ESTATES, SECTION ONE, IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE _____ HIGHWAY ENGINEER
DATE _____ HEALTH OFFICER
DATE _____ 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.

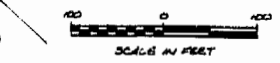
GIVEN UNDER MY HAND THIS _____ DAY OF _____, 19____.
BY: Paul C. Small
PAUL C. SMALL, P.E., C.L.S.



AREA CALCULATIONS

AREA OF LOTS	1,140,634 SF±	26.185 AC±
ARES OF R/W	140,227 SF±	3.219 AC±
R/W DEDICATION	0,042 SF±	0.139 AC±
TOTAL AREA SUBDIVIDED	1,280,920 SF±	29.544 AC±
NO. OF LOTS	29	
SMALLEST LOT (#9)	27,284 SF±	0.512 AC±
LARGEST LOT (#7)	86,948 SF±	1.996 AC±
AVERAGE LOT SIZE	39,332 SF±	0.903 AC±
LOT YIELD	0.98 LOTS/GROSS AC±	

BUILDING RESTRICTIONS
ZONING IS AGRICULTURAL, GENERAL, A-1
ALL LOTS SHALL HAVE INDIVIDUAL CLASS IIB GROUNDED-DEEP WELLS AND SEPTIC TANK/DRAINFIELD SYSTEMS. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
SETBACKS:
FRONT - 35' MINIMUM
SIDE - 15' MINIMUM
35' TOTAL (NOTE: 15' SETBACK SHOWN)
REAR - 35' MINIMUM



REFERENCE: DB 18/647, DB 203/779

LOT CURVE DATA

LOT #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1a	02°47'48"	1612.02'	78.67'	39.34'	78.66'	S68°43'08"W
b	22°28'09"	600.38'	235.48'	119.26'	233.95'	S81°21'06"W
c	87°57'05"	23.00'	38.38'	24.12'	34.72'	N43°26'22"W
d	20°40'16"	237.50'	85.69'	43.31'	85.22'	N09°47'55"W
3a	21°38'08"	289.00'	109.13'	55.22'	108.48'	N69°18'57"W
b	90°00'00"	25.00'	39.27'	25.00'	35.36'	N46°30'07"W
c	40°36'48"	245.00'	173.67'	90.66'	170.05'	N71°11'43"E
6	12°31'00"	245.00'	53.52'	26.87'	53.42'	N44°37'49"E
7	52°09'03"	260.00'	236.65'	127.65'	228.57'	N12°17'47"E
19	32°07'43"	210.00'	117.76'	60.47'	116.22'	S02°17'07"W
20a	20°01'20"	210.00'	73.39'	37.07'	73.01'	S28°21'39"W
b	53°07'48"	195.00'	180.82'	97.50'	174.41'	S64°56'13"W
c	90°00'00"	25.00'	39.27'	25.00'	35.36'	N43°29'53"W
d	41°24'35"	50.00'	36.14'	19.00'	35.36'	N22°12'24"E
e	52°54'41"	50.00'	46.17'	24.88'	44.55'	N16°27'21"E
21	79°35'53"	50.00'	69.46'	41.66'	64.01'	N49°47'57"W
22	61°29'12"	50.00'	53.66'	29.74'	51.12'	S59°39'31"W
23a	68°49'23"	50.00'	60.06'	34.25'	56.51'	S05°29'47"E
b	41°24'35"	50.00'	36.14'	18.90'	35.36'	S19°12'11"E
24	90°00'00"	25.00'	39.27'	25.00'	35.36'	S46°30'07"W
25a	90°00'00"	25.00'	39.27'	25.00'	35.36'	S43°29'53"E
b	09°23'39"	339.00'	55.58'	27.85'	55.52'	S03°11'45"E
26	12°14'29"	339.00'	72.43'	36.35'	72.29'	S14°00'45"E
29a	21°19'15"	187.30'	69.77'	35.29'	69.37'	S09°28'24"E
b	77°43'39"	245.00'	33.92'	20.15'	31.37'	S53°59'09"W
c	10°54'31"	83.51'	160.60'	80.54'	160.35'	N87°23'45"W

ROAD CURVE DATA

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	02°47'48"	1612.02'	78.67'	39.34'	78.66'	N09°28'34"W
2	21°38'09"	314.00'	118.57'	60.00'	117.87'	N09°18'57"W
3	53°07'48"	220.00'	204.01'	110.00'	126.77'	N64°56'13"E
4	52°09'03"	235.00'	213.90'	115.00'	206.59'	N12°17'47"E



AES, a professional corporation
1761 Jamestown Road, Williamsburg, Va. 23186
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Architecture, Engineering, Surveying, Planning

PLAT
MIRROR LAKE ESTATES
SECTION I
BEECHWOOD COMPANY - OWNER / DEVELOPER
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed JHB Drawn VMS
Scale 1" = 100' Date NOV., 1981
Project No. 5252
Drawing No. 1 of 2