

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 CECIL C. BOZARTH, JR.

IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

BY Cecil C. Bozarth, Jr.

BY Janet Bozarth

STATE OF VIRGINIA Georgia
I, Walter C. Shepard, 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 13th DAY OF July, 1984.

MY COMMISSION EXPIRES Dec 31st, 1987.

STATE OF VIRGINIA, COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 14 DAY OF March, 1984, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Helene Seward, CLERK

PLAT BOOK 39 PAGE 17.

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 1/30/84 J. D. Hall HIGHWAY ENGINEER

DATE 3/2/84 Gayle Hag HEALTH OFFICER

DATE 3/2/84 Walter C. Shepard 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.

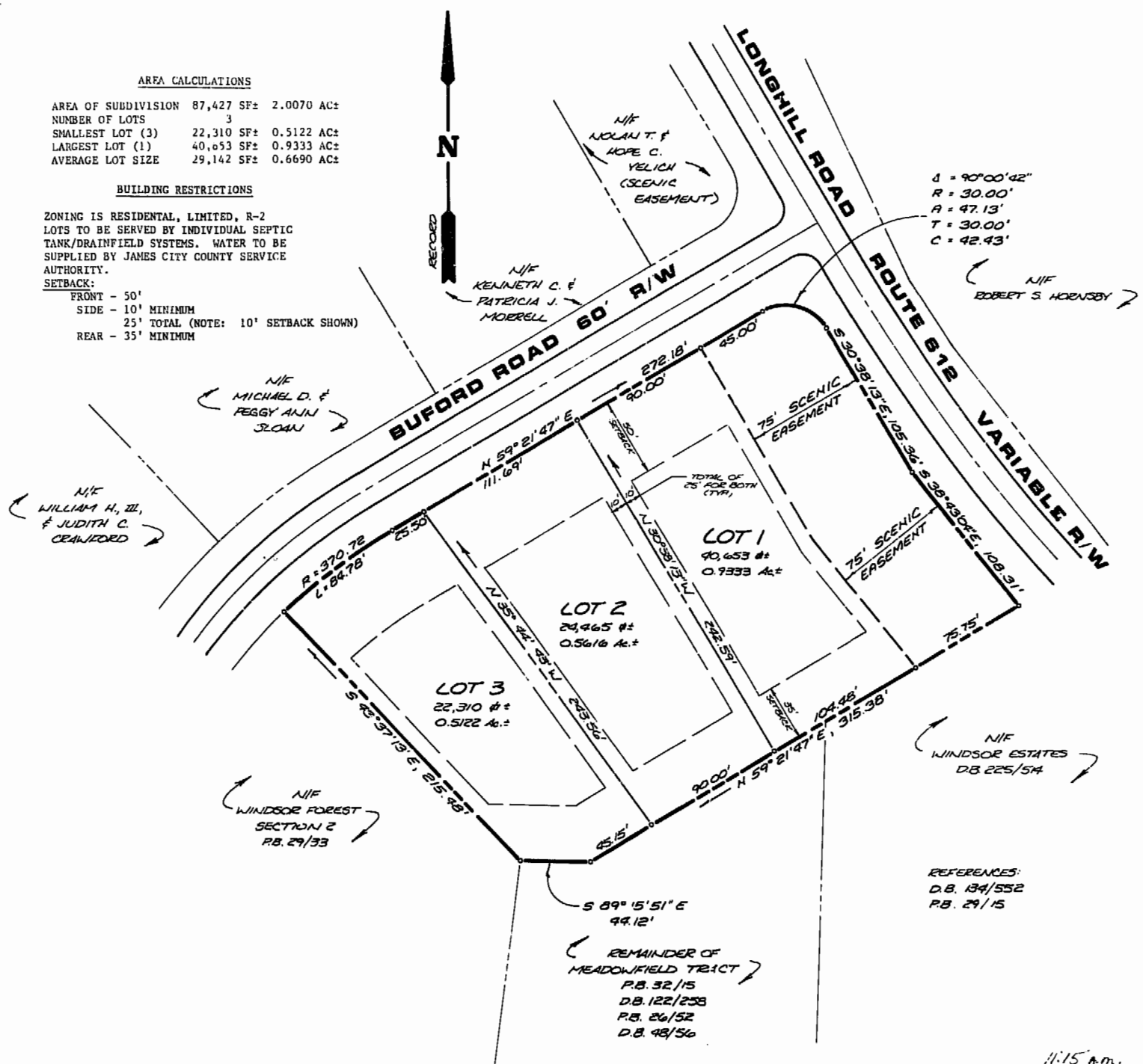
GIVEN UNDER MY HAND THIS 31st DAY OF October, 1983.

BY: Paul C. Small
PAUL C. SMALL, P.E., C.L.S.

AREA CALCULATIONS

AREA OF SUBDIVISION	87,427 SF±	2.0070 AC±
NUMBER OF LOTS	3	
SMALLEST LOT (3)	22,310 SF±	0.5122 AC±
LARGEST LOT (1)	40,653 SF±	0.9333 AC±
AVERAGE LOT SIZE	29,142 SF±	0.6690 AC±

BUILDING RESTRICTIONS
ZONING IS RESIDENTIAL, LIMITED, R-2
LOTS TO BE SERVED BY INDIVIDUAL SEPTIC TANK/DRAINFIELD SYSTEMS. WATER TO BE SUPPLIED BY JAMES CITY COUNTY SERVICE AUTHORITY.
SETBACK:
FRONT - 50'
SIDE - 10' MINIMUM
25' TOTAL (NOTE: 10' SETBACK SHOWN)
REAR - 35' MINIMUM



$\Delta = 90^{\circ}00'42''$
 $R = 30.00'$
 $A = 47.13'$
 $T = 30.00'$
 $C = 42.43'$

REFERENCES:
D.B. 134/552
P.B. 29/15

11:15 a.m.
1/4th... 11/November/1984
245 330
Helene Seward C.L.S.



AES, a professional corporation
1761 Jamestown Road, Williamsburg, Va. 23185
804-263-0040
Architecture, Engineering, Surveying, Planning

SUBDIVISION OF 2.00 Ac. INTO 3 LOTS
PROPERTY OF
CECIL C. BOZARTH, JR.
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed JHB	Drawn BKL/VMB
Scale 1" :: 50'	Date OCT., 1983
Project No. 5440	
Drawing No. 1 of 2	

