

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 PROGRESSIVE CORPORATION, DIVERSE CORPORATION, NICE DEVELOPMENT CORPORATION, MARINA POINT CORPORATION, TRADING AS BEECHWOOD COMPANY BY DEED DATED JULY 9, 1984 RECORDED IN DEED BOOK 250 AT PAGE 664

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

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 August, 1984, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: John S. Ward, CLERK

PLAT BOOK 39 PAGE 90

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 16 DAY OF August, 1984.

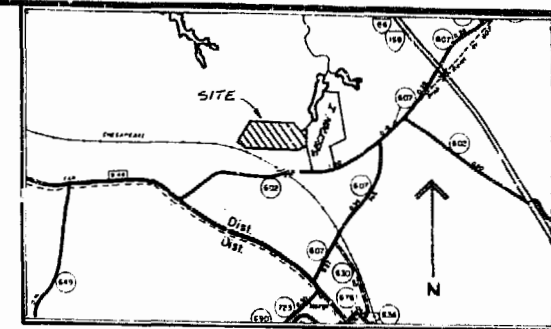
BY: Paul C. Small, P.E., C.L.S.

MINOR LAKE ESTATES - SECTION 1

LOT	DETA	RADIUS	LENGTH	TANGENT	CHORD	CURVED BEARING
1	6°20'14"	650.00	71.89	35.90	71.36	S88°19'59"W
2	8°18'52"	650.00	100.40	30.30	100.30	S71°55'30"W
3a	8°51'00"	650.00	100.40	30.30	100.30	S71°55'30"W
4	9°00'00"	25.00	39.27	25.00	35.36	N67°30'00"E
5	9°00'00"	25.00	39.27	25.00	35.36	N67°30'00"E
6a	45°00'00"	275.00	215.98	113.91	210.48	S45°00'00"W
6b	9°00'00"	25.00	39.27	25.00	35.36	N67°30'00"E
7a	17°00'00"	300.00	156.70	80.23	155.02	N37°28'22"E
7b	17°00'00"	350.00	103.86	32.32	103.48	S31°40'03"W
8	9°00'00"	25.00	39.27	25.00	35.36	N67°30'00"E
9	9°00'00"	25.00	39.27	25.00	35.36	N67°30'00"E
10a	9°00'00"	25.00	39.27	25.00	35.36	N67°30'00"E
10b	43°00'00"	229.95	172.57	90.58	168.55	S50°00'00"W
12a	81°08'00"	25.00	35.40	21.40	32.52	S67°55'57"E
12b	16°34'32"	229.46	88.36	44.51	88.06	S35°49'04"E
13	16°31'52"	229.46	86.41	43.51	86.11	S32°32'13"E
14	6°41'47"	299.46	35.00	17.52	34.98	S64°09'06"E
16	2°05'44"	325.00	17.56	8.78	17.56	S69°02'54"E
22	17°26'27"	325.00	98.93	49.85	98.55	S85°02'08"E
23a	8°48'53"	325.00	50.00	25.05	49.95	N71°54'27"E
23b	9°00'00"	25.00	39.27	25.00	35.36	N67°30'00"E
25	31°43'59"	275.00	152.31	78.16	150.37	N83°21'59"W
26a	9°00'00"	25.00	39.27	25.00	35.36	N67°30'00"E
26b	13°16'01"	275.00	63.68	31.98	63.54	S74°08'01"W
27	27°55'44"	225.00	109.68	55.95	108.59	S36°27'52"E
28	17°04'16"	225.00	62.04	32.77	61.79	S58°57'52"E
29	1°10'43"	275.00	18.00	9.00	18.00	S66°54'36"E
30a	4°19'17"	875.00	73.63	36.84	73.61	S63°54'38"E
30b	17°28'18"	279.95	85.48	43.07	85.13	N27°11'37"E
32	9°00'00"	25.00	39.27	25.00	35.36	N67°30'00"E
33	25°30'31"	279.95	124.64	63.37	123.61	N58°44'49"E
34a	36°07'43"	249.46	157.30	81.37	154.71	S49°26'07"E
34b	102°52'15"	25.00	44.89	31.36	39.10	S70°03'52"W

ROAD CURVE DATA

1	24°00'00"	625.00	261.82	132.86	259.91	S79°30'04"W
2	45°00'00"	300.00	235.62	124.27	229.61	S89°00'00"W
3	49°00'00"	274.46	234.72	125.08	227.64	N43°00'00"E
4	45°00'00"	254.95	191.34	100.43	186.88	S50°00'00"E
5	4°00'00"	850.00	89.01	44.51	88.97	S61°30'00"E
6	45°00'00"	250.00	196.35	103.55	191.34	S45°00'00"E



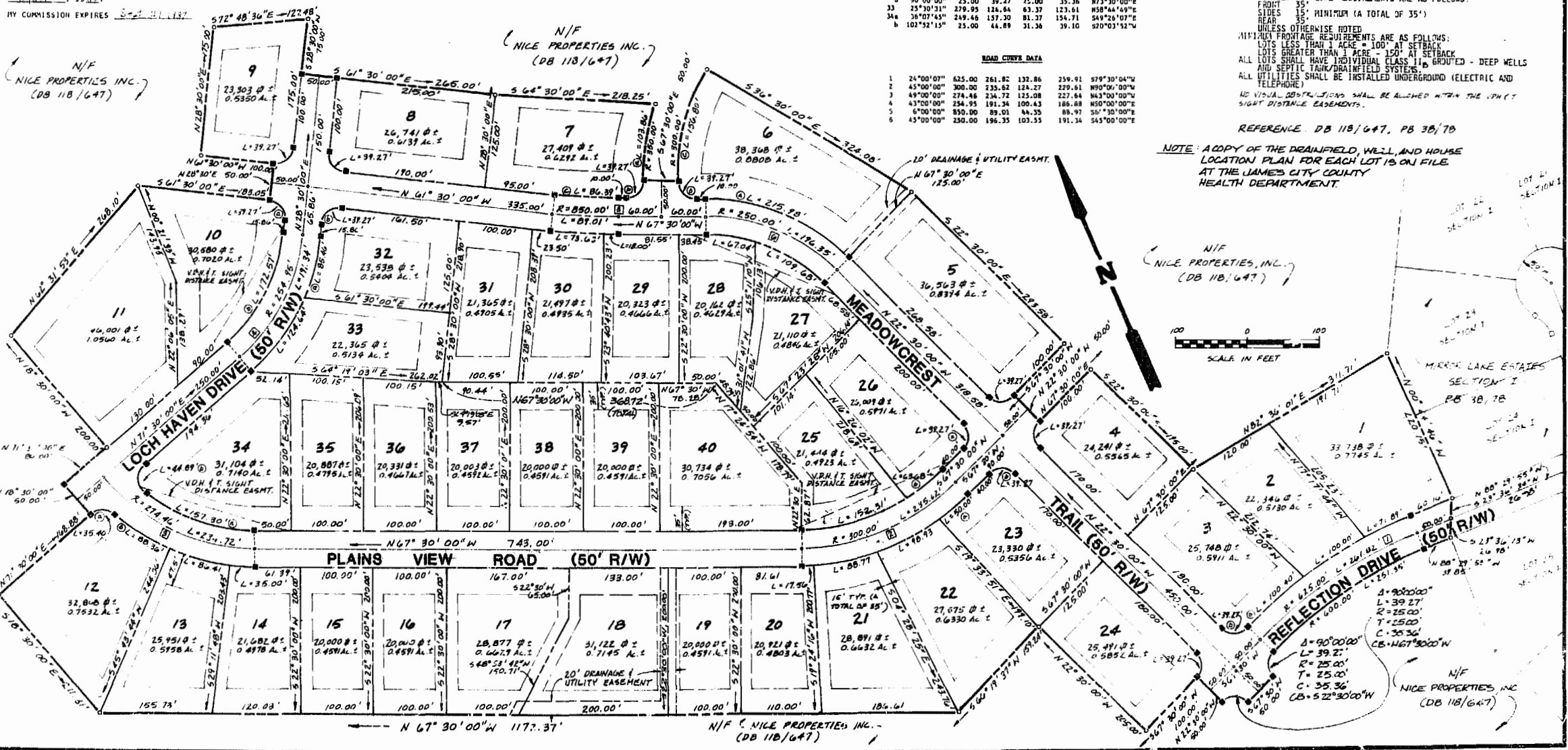
LOCATION MAP
SCALE: 1" = 1/2 MILE

GENERAL NOTES

PROPERTY IS ZONED A-1, GENERAL AGRICULTURAL. MINIMUM LOT SIZE = 20,000 SQ. FT. MINIMUM SETBACK LINE REQUIREMENTS ARE AS FOLLOWS:
FRONT 35'
REAR 15' MINIMUM (A TOTAL OF 35')
SIDE 15'
UNLESS OTHERWISE NOTED
MINIMUM FRONTAGE REQUIREMENTS ARE AS FOLLOWS:
LOTS LESS THAN 1 ACRE = 100' AT SETBACK
LOTS GREATER THAN 1 ACRE = 150' AT SETBACK
ALL LOTS SHALL HAVE INDIVIDUAL CLASS II, GROUND - DEEP WELLS AND SEPTIC TANK/DRAINFIELD SYSTEMS.
ALL UTILITIES SHALL BE INSTALLED UNDERGROUND (ELECTRIC AND TELEPHONE).
NO VISUAL OBSTRUCTIONS SHALL BE ALLOWED WITHIN THE 100' SETBACK DISTANCE EASEMENTS.

REFERENCE DB 118/647, PB 38/78

NOTE: A COPY OF THE DRAINFIELD, WELL, AND HOUSE LOCATION PLAN FOR EACH LOT IS ON FILE AT THE JAMES CITY COUNTY HEALTH DEPARTMENT.



AES, a professional corporation
1767 Jamestown Road, Williamsburg, Va. 23185
804-253-0040
Architecture, Engineering, Surveying, Planning

PLAT OF
MIRROR LAKE ESTATES
SECTION 2
BEECHWOOD COMPANY - OWNER/DEVELOPER
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	8:30 AM	Recorded in City of August 1984	
2	8:30 AM	DB No. 153, pages 52/53	John S. Ward, Clerk

Designed JHB	Drawn RMS
Scale 1" = 100'	Date MAY 1984
Project No. 5494	Drawing No. PLAT