BUILDING LINES

1. SET BACK LINES
   --FRONT SETBACK LINE = 35' MINIMUM (EXCEPT AS NOTED)
   --REAR SETBACK LINE = 35' MINIMUM
   --SIDE SETBACK LINE = 15' MINIMUM

LAND USE TABULATION

LOTS		
TOTAL AREA =	945,150SF	21.698AC
AVERAGE	32,152	0.738
LARGEST	62,773	1.441
SMALLEST	20,832	0.478
ROADS	109,206	2.507

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 LAKE TOANO ESTATES, LTD.

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

BY Lake Toano Estates, Ltd.

BY [illegible]

STATE OF VIRGINIA

I, [illegible], 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 [illegible] DAY OF September, 1983.

MY COMMISSION EXPIRES [illegible].

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 6 DAY OF May, 1986, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: [illegible], CLERK

PLAT BOOK 42 PAGE 53.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS LAKE TOANO - SECTION D IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 11-15-83 [illegible] HIGHWAY ENGINEER

DATE 11-17-83 [illegible] HEALTH OFFICER

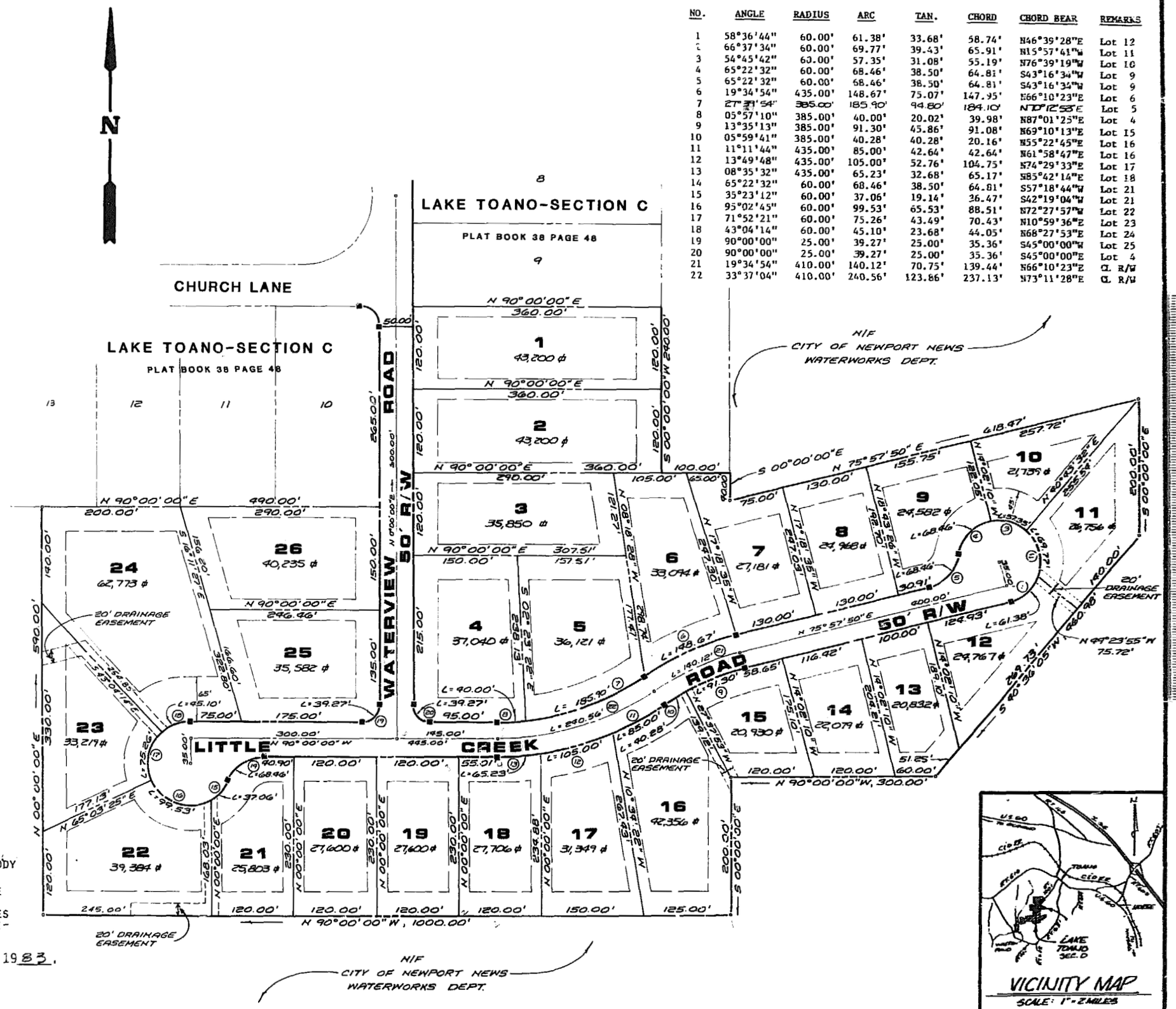
DATE 04/30/84 [illegible] AGENT OF GOVERNING BODY

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 30th DAY OF September, 1983.

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

NO.	ANGLE	RADIUS	ARC	TAN.	CHORD	CHORD BEAR	REMARKS
1	58°36'44"	60.00'	61.38'	33.68'	58.74'	N46°39'28"E	Lot 12
2	66°37'34"	60.00'	69.77'	39.43'	65.91'	N15°57'41"W	Lot 11
3	54°45'42"	60.00'	57.35'	31.08'	55.19'	N76°39'19"W	Lot 10
4	65°22'32"	60.00'	68.46'	38.50'	64.81'	S43°16'34"W	Lot 9
5	65°22'32"	60.00'	68.46'	38.50'	64.81'	S43°16'34"W	Lot 9
6	19°34'54"	435.00'	148.67'	75.07'	147.95'	N66°10'23"E	Lot 6
7	27°31'54"	385.00'	185.90'	94.80'	184.10'	N79°12'58"E	Lot 5
8	05°57'10"	385.00'	40.00'	20.02'	39.98'	N87°01'25"E	Lot 4
9	13°35'13"	385.00'	91.30'	45.86'	91.08'	N69°10'13"E	Lot 15
10	05°59'41"	385.00'	40.28'	40.28'	20.16'	N55°22'45"E	Lot 16
11	11°11'44"	435.00'	85.00'	42.64'	42.64'	N61°58'47"E	Lot 16
12	13°49'48"	435.00'	105.00'	52.76'	104.75'	N74°29'33"E	Lot 17
13	08°35'32"	435.00'	65.23'	32.68'	65.17'	N85°42'14"E	Lot 18
14	65°22'32"	60.00'	68.46'	38.50'	64.81'	S57°18'44"W	Lot 21
15	35°23'12"	60.00'	37.06'	19.14'	36.47'	S42°19'04"W	Lot 21
16	95°02'45"	60.00'	99.53'	65.53'	88.51'	N72°27'57"W	Lot 22
17	71°52'21"	60.00'	75.26'	43.49'	70.43'	N10°59'36"E	Lot 23
18	43°04'14"	60.00'	45.10'	23.68'	44.05'	N68°27'53"E	Lot 24
19	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°00'00"W	Lot 25
20	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°00'00"E	Lot 4
21	19°34'54"	410.00'	140.12'	70.75'	139.44'	N66°10'23"E	℄ R/W
22	33°37'04"	410.00'	240.56'	123.86'	237.13'	N73°11'28"E	℄ R/W



AES, a professional corporation
1761 Jamestown Road, Williamsburg, Va. 23185
804-253-0040
Architecture, Engineering, Surveying, Planning

LAKE TOANO
SECTION D
LAKE TOANO ESTATES, LTD.
OWNER/DEVELOPER
JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL C. SMALL
CERTIFICATE NO. 04267
CERTIFIED PROFESSIONAL ENGINEER

Recorded 12:25 pm 6 day of May, 1986
in D.B. No. 301 pages 324
[illegible] Clerk

No.	DATE	REVISION / COMMENT / NO.	BY

Designed PCS	Drawn BKL
Scale 1"=100'	Date SEPT. 1983
Project No. 5134-D	
Drawing No. PLAT	