

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE NEARBY OWNERS AND PROPRIETORS.

TITLE TO THE LAND SHOWN HEREON IS VESTED IN  
 BY Leon C. Avery  
 OF James City, Virginia

STATE OF VIRGINIA,  
 I, M. Anderson, a Notary Public do hereby certify that the names and names are signed to the foregoing plat have acknowledged the same before me in my City and State aforesaid.

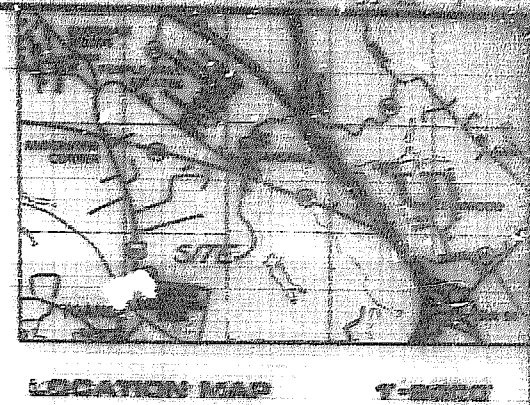
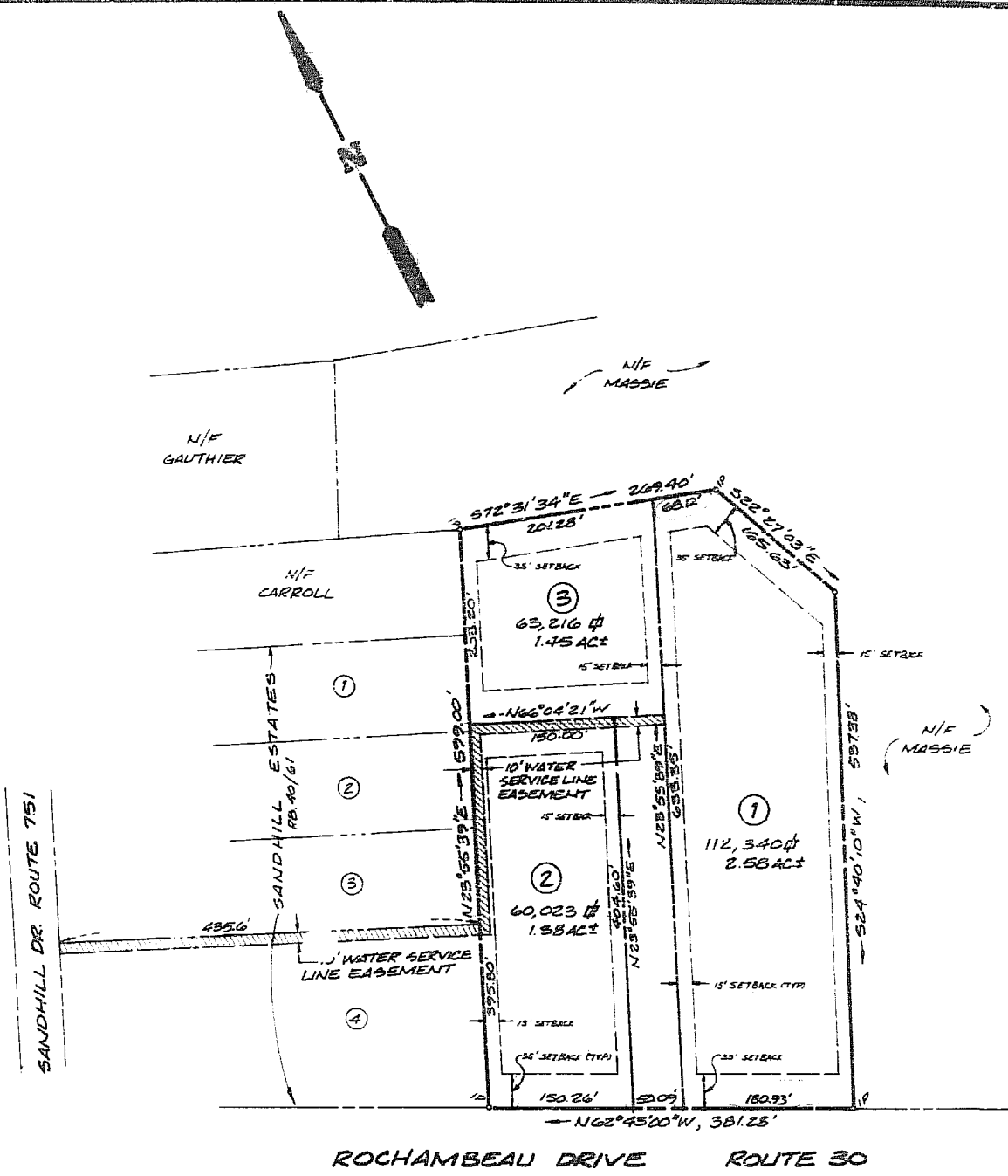
GIVEN UNDER MY HAND THIS 27<sup>th</sup> DAY OF June, 1986  
 MY COMMISSION EXPIRES April 11, 1988

STATE OF VIRGINIA, COUNTY OF JAMES CITY  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 30 DAY OF June, 1986, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.  
 TESTE: William Seward, CLERK  
 PLAT BOOK 42, PAGE 7

CERTIFICATE OF APPROVAL  
 THIS SUBDIVISION SHOWN AS  
 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 6-26-86 F.D. Miller HIGHWAY ENGINEER  
 DATE 6-26-86 E. R. Boyle HEALTH OFFICER  
 DATE 6/20/86 William L. Miller, Jr. AGENT OF REGISTERED LAND

ENGINEER'S & SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND 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 26<sup>th</sup> DAY OF June, 1986  
 BY: William L. Miller, Jr.  
 WILLIAM L. MILLER, JR., C.L.S.



LOCATION MAP T-2000

ROCHAMBEAU DRIVE ROUTE 30  
 260' R/W

AREA CALCULATION

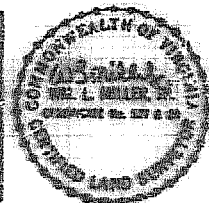
SMALLEST LOT =	60,023 SF	1.38 AC
LARGEST LOT =	112,340 SF	2.58 AC
TOTAL AREA SUBDIVIDED =	235,579 SF	5.41 AC

- BUILDING REGULATIONS
- PROPERTY IS ZONED A-1, GENERAL AGRICULTURAL
  - MINIMUM LOT SIZE = 30,000 SF
  - MINIMUM FRONTAGE @ CORNER = 150' (LOTS GREATER THAN 40,000 SF)
  - MINIMUM SETBACKS:
    - FRONT = 35'
    - REAR = 25'
    - SIDE = 15'
  - ALL LOTS TO BE SERVED BY PUBLIC WATER SYSTEM AND INDIVIDUAL SEWER TANK AND GRASSY YARD SPACES



**AES**, a professional corporation  
 1701 Jamestown Road, Williamsburg, Va. 23185  
 804-283-0040  
 Engineering, Planning, Surveying

SUBDIVISION OF  
 THE REMAINDER OF THE PROPERTY  
 OF LEON C. & MAXIE G. AVERY



DATE	REVISION / CORRECT /
