

OWNERS CONSENT & DEDICATION

THIS SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS.

- Walter B. Niece*
- ✓ PRESIDENT PROGRESSIVE CORP.
- Walter B. Niece*
- ✓ PRESIDENT LIVERSE CORP.
- Walter B. Niece*
- ✓ PRESIDENT NICE DEVELOPMENT CORP.
- Walter B. Niece*
- ✓ PRESIDENT MARINA POINT CORP.

NOTARIZATION

I, DAVID P. CAMPBELL, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, CITY OF WILLIAMSBURG, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AND CITY AFORESAID GIVEN UNDER MY HAND THIS 3RD DAY OF AUGUST, 1987.

David P. Campbell
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 28, 1990

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF BEECHWOOD COMPANY AND WAS ACQUIRED AS FOLLOWS:
FROM
BY DEED DATED 10-27-1983 AND RECORDED IN DEED BOOK 239, PAGE 642 & 345

SURVEYOR'S CERTIFICATE

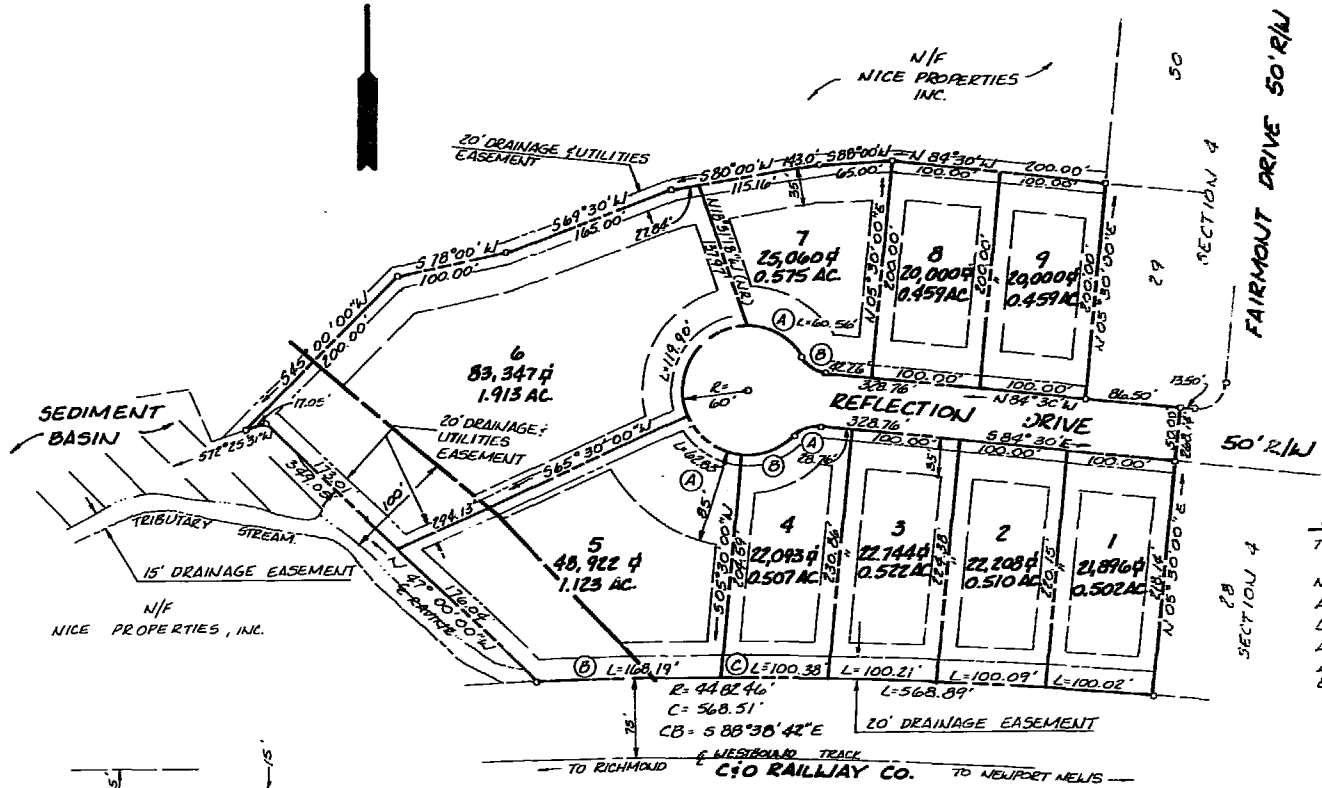
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

Lynn D. Evans
LYNN D. EVANS, C.L.S.

CERTIFICATE OF APPROVAL

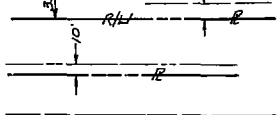
THIS SUBDIVISION KNOWN AS _____
IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD
8-4-87 *G. J. Hall* HIGHWAY DEPARTMENT
7-31-87 *B. P. Price* HEALTH DEPARTMENT
8/25/87 *Allen M. [Signature]* PLANNING DEPARTMENT

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 25 DAY OF August, 1987.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 46 PAGE 7
TESTE *William Swann*
BY *William Swann* CLERK



AREA TABULATIONS

TOTAL AREA OF SECTION 5A 312,746.255 ± / 723 AC.
NUMBER OF LOTS = 9
AREA OF 2/1/1 = 28,477.052 ± / 0.654 AC
LOT AREA = 280,269.203 ± / 0.572 AC
AVERAGE LOT SIZE = 31,808 ± / 0.730 AC
AREA OF SEDIMENT BASIN = 87,555.606 ± / 2.01 AC



LOT No.	RADIUS	DELTA	ARC.	TANGENT	CHORD	CHORD BEARING
1	4,482.46'	01° 16' 43"	100.02'	50.01'	100.21'	N 85° 38' 54" W
2	4,482.46'	01° 16' 46"	100.09'	50.05'	100.09'	N 86° 55' 38" W
3	4,482.46'	01° 16' 51"	100.21'	50.11'	100.21'	N 88° 12' 27" W
4A	30.00'	52° 19' 48"	27.40'	14.74'	26.46'	S 69° 20' 06" W
B	60.00'	52° 19' 48"	54.80'	29.48'	52.92'	S 69° 20' 06" W
C	4,482.46'	01° 16' 59"	100.38'	50.19'	100.38'	N 89° 29' 22" W
5A	60.00'	60° 00' 00"	62.83'	34.64'	60.00'	N 54° 30' 00" W
B	4,482.46'	02° 08' 59"	168.19'	84.10'	168.18'	S 88° 47' 39" W
6	60.00'	114° 30' 00"	119.90'	93.28'	100.92'	N 32° 45' 00" E
7A	60.00'	57° 49' 48"	60.56'	33.14'	58.02'	S 61° 05' 06" E
B	30.00'	52° 19' 48"	27.40'	14.74'	26.46'	S 58° 20' 06" E

GENERAL NOTES:

ZONED: R-1 LIMITED RESIDENTIAL
MINIMUM LOT SIZE: 20,000 ±
SINGLE FAMILY DWELLINGS
PUBLIC WATER DISTRIBUTION SYSTEM
SEPTIC TANK / DRAINFIELD SYSTEM
MINIMUM BUILDING SETBACK:
FRONT = 35' REAR = 35' SIDE = 15'
MINIMUM LOT WIDTH AT FRONT SETBACK:
LOTS UP TO 43,560 ± / 1 ACRE = 100'
LOTS OVER 43,560 ± / 1 ACRE = 150'
A COPY OF THE FINAL PLAT IS ON FILE AT THE HEALTH DEPT. SHOWING DESIGNATED DRAINFIELD AREAS.

84-30		THE DEYOUNG-JOHNSON GROUP, INC. ENGINEERS ARCHITECTS SURVEYORS	<i>Lynn D. Evans</i>	25th of August, 1987 359 662	PLAT MIRROR LAKE ESTATES SECTION 5A BEECHWOOD COMPANY - OWNER/DEVELOPER JAMES CITY COUNTY VIRGINIA
1 of 1	DATE <u>July 29, 1987</u>	DESIGNED <u>D.C.</u>	DRAWN <u>R.D.S.</u>	CHECKED <u>L.D.E.</u>	