

**OWNER'S CONSENT & DECLARATION**

THIS SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETORS.

BY David E. Hooker

**STATE OF VIRGINIA**

I, John Tyler, Notary Public, do hereby 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 24th day of November, 1987.

MY COMMISSION EXPIRES October, 1988.

**CLERK'S CERTIFICATE**  
STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 16 DAY OF July, 1987, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: \_\_\_\_\_ CLERK.

PLAT BOOK 47, PAGE: 37

**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 12-1-87 J.D. Hall ENGINEER

DATE 12-1-87 Allen Hays HEALTH OFFICER

DATE 12/1/87 David E. Hooker AGENT OF GOVERNING BODY

**SURVEYOR'S STATEMENT**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE MAP OF SUBDIVISIONS 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 18th day of Nov., 1987.

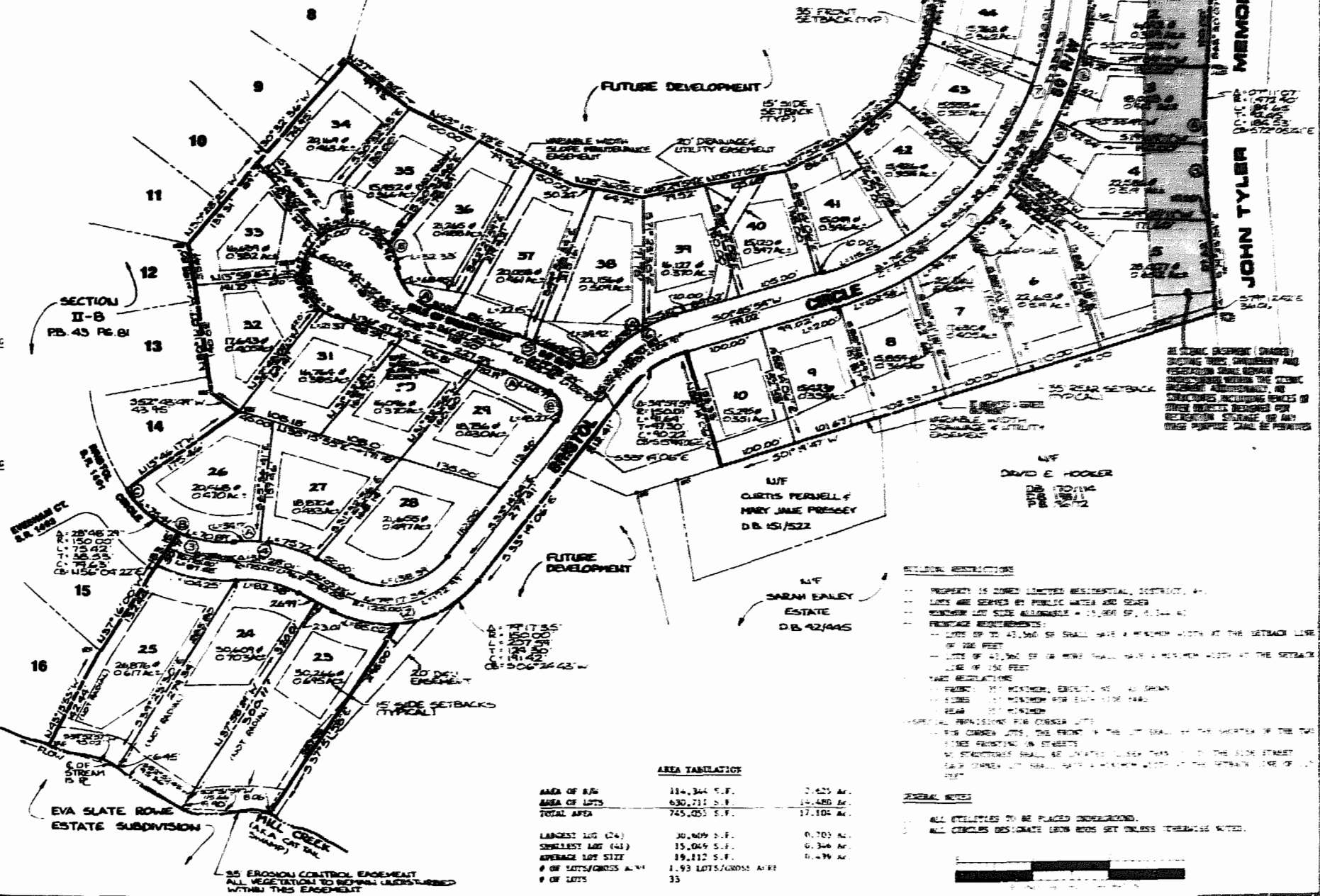
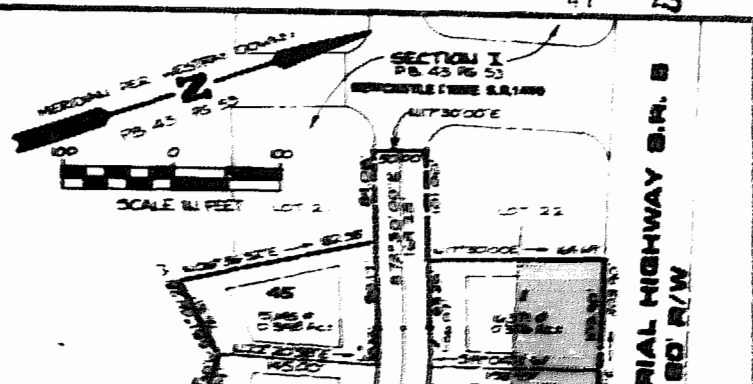
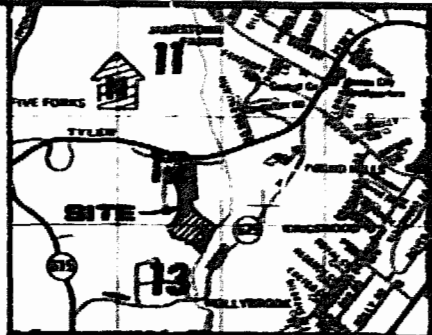
BY J. Hall  
C.T. WILSON, C.E.

TITLE TO THE LAND SHOWN HEREON IS VESTED IN: COLONIAL CAPITOL DEVELOPMENT COMPANY - WESTRAY DOWNS, A VIRGINIA GENERAL PARTNERSHIP AS SHOWN ON PLAT ENTITLED "WESTRAY DOWNS BOUNDARY CONTAINING 67.72 AC." RECORDED AGELY 15, 1986 IN PLAT BOOK 43 AT PAGE 48 IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

THE FINISHED FLOOR ELEVATIONS NECESSARY TO PROVIDE GRAVITY SANITARY SEWER SERVICE TO LOTS 8, 9, 10, 23, 24 AND 25 ARE AS FOLLOWS:

- LOT 8 - FINISHED F.F. ELEVATION - 44.5
- LOT 9 - FINISHED F.F. ELEVATION - 42.0
- LOT 10 - FINISHED F.F. ELEVATION - 39.5
- LOT 23 - FINISHED F.F. ELEVATION - 23.0
- LOT 24 - FINISHED F.F. ELEVATION - 23.0
- LOT 25 - FINISHED F.F. ELEVATION - 22.5

ALL ELEVATIONS ARE BASED ON THE PROJECT DATUM AS SHOWN ON THE SUBDIVISION CONSTRUCTION PLANS.



NO. @ DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	74°15'42"	467.29'	605.69'	352.83'	S64°22'03"E
2	79°17'35"	150.00'	207.54'	124.30'	S66°24'43"W
3	27°04'35"	150.00'	70.49'	82.27'	N28°07'50"E
4	81°28'01"	200.00'	129.84'	186.27'	N30°19'12"E
5	13°05'24"	386.43'	68.63'	68.44'	S43°19'36"E
6	31°56'27"	200.00'	111.50'	110.06'	N14°12'20"W
7	74°15'54"	417.29'	540.88'	317.47'	S63°22'03"W

LOT @ DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	04°25'24"	467.29'	36.07'	18.07'	N70°17'20"W
2	11°17'08"	467.29'	92.04'	46.02'	N62°26'00"W
3A	05°53'31"	1472.40'	100.02'	50.01'	S70°26'53"E
3B	10°49'40"	467.29'	82.31'	41.16'	N51°22'37"W
4A	03°17'36"	1472.40'	84.63'	42.32'	S74°02'27"E
4B	10°48'30"	467.29'	88.15'	44.08'	N40°33'30"W
5	03°04'17"	467.29'	25.05'	12.53'	N33°37'08"W
6	09°21'33"	467.29'	76.74'	38.37'	N27°22'43"W
7	11°07'07"	467.29'	94.76'	47.38'	N16°15'52"W
8	12°01'30"	467.29'	102.54'	51.27'	N04°46'02"W
9	00°44'43"	467.29'	2.00'	1.00'	N01°38'33"E
23	31°28'34"	150.00'	65.02'	32.51'	N29°45'16"E
24	31°28'01"	150.00'	62.38'	31.19'	N30°19'32"E
25	29°51'56"	200.00'	104.25'	52.13'	N29°31'30"E
26A	04°54'29"	200.00'	34.12'	17.06'	S19°28'46"W
26B	55°51'05"	150.00'	146.30'	78.54'	S42°32'04"W
26C	03°54'22"	245.00'	16.96'	8.48'	S72°21'27"W
27	11°41'32"	200.00'	75.72'	37.86'	S35°12'46"W
28	16°07'34"	200.00'	75.72'	37.86'	S06°24'43"W
29A	10°41'46"	338.43'	63.27'	31.64'	N43°11'17"E
29B	99°10'44"	25.00'	25.27'	25.38'	S84°59'28"E
31	20°24'28"	60.00'	21.37'	10.69'	N80°25'09"W
32	46°54'23"	60.00'	48.98'	25.40'	S48°26'49"E
33	55°08'51"	60.00'	57.77'	31.56'	S03°54'23"E
34	33°55'00"	60.00'	35.52'	17.76'	S42°10'29"W
35	56°14'45"	60.00'	61.00'	32.49'	S69°26'25"W
36A	45°22'49"	60.00'	48.45'	24.23'	S86°44'03"W
36B	30°52'22"	60.00'	32.33'	16.17'	S38°25'15"W
37	17°18'02"	388.43'	42.43'	21.22'	S20°39'55"E
38A	19°01'16"	200.00'	66.40'	33.20'	S09°50'36"W
38B	46°50'21"	25.00'	24.42'	24.42'	S44°57'37"W
38C	06°48'22"	386.43'	68.48'	34.24'	S02°41'41"E
39	15°55'10"	200.00'	45.10'	22.55'	S06°10'00"E
40	15°55'14"	417.29'	113.63'	56.82'	S23°01'23"E
41	15°55'10"	417.29'	113.63'	56.82'	S40°52'27"E
42	15°55'10"	417.29'	113.63'	56.82'	S58°43'30"E
43	15°55'10"	417.29'	113.63'	56.82'	S76°04'31"E

**AREA TABULATION**

AREA OF R/W	114,344 S.F.	2,625 Ar.
AREA OF LOTS	630,711 S.F.	14,486 Ar.
TOTAL AREA	745,055 S.F.	17,111 Ar.

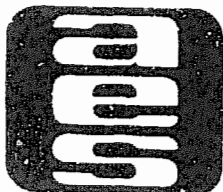
LARGEST LOT (24) 30,609 S.F. 0.703 Ac.  
 SMALLEST LOT (41) 15,049 S.F. 0.346 Ac.  
 AVERAGE LOT SIZE 19,112 S.F. 0.439 Ac.  
 # OF LOTS/GROSS A.C. 1.93 LOTS/GROSS AC.  
 # OF LOTS 33

**LEGAL RESTRICTIONS**

- PROPERTY IS ZONED LIGHTER RESIDENTIAL, DISTRICT R-1.
- LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- MINIMUM LOT SIZE ALLOWABLE IS 15,000 S.F. (0.344 AC.)
- FRONTAGE REQUIREMENTS:
  - LOTS OF 45,000 S.F. OR SMALLER SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET.
  - LOTS OF 45,000 S.F. OR GREATER SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 150 FEET.
- SETBACK REQUIREMENTS:
  - FRONT SETBACKS: 10 FEET (MINIMUM), EXCEPT FOR LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45.
  - REAR SETBACKS: 10 FEET (MINIMUM).
  - SIDE SETBACKS: 5 FEET (MINIMUM).
- ADDITIONAL PROVISIONS FOR OWNER LOTS:
  - FOR CORNER LOTS, ONE FRONT YARD OF THE LOT SHALL BE THE WIDTH OF THE LOT (SEE FOOTNOTES ON SHEETS).
  - NO STRUCTURES SHALL BE LOCATED CLOSER THAN 10 FEET TO THE FRONT STREET.
  - NO STRUCTURES SHALL BE LOCATED CLOSER THAN 10 FEET TO THE SETBACK LINE OF THE LOT.

**OTHER NOTES**

- ALL UTILITIES TO BE PLACED UNDERGROUND.
- ALL CURBES TO BE PLACED UNDERGROUND UNLESS OTHERWISE NOTED.



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

**PLAT OF SUBDIVISION**  
**WESTRAY DOWNS**  
**SECTION III-A LOTS 1-10, 23-45**  
 OWNER/DEVELOPER: COLONIAL CAPITOL  
 DEVELOPMENT COMPANY - WESTRAY DOWNS  
 JAMES CITY COUNTY



DESIGNED BY: John Tyler  
 DRAWN BY: John Tyler  
 DATE: 12/1/87  
 PLAT NO: 5887-3

PLAT