

**OWNER'S CONSENT & DEDICATION**

THIS SUBDIVISION IS WITH THE 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

BY Colonial Capitol Development Company  
 BY Clyde E. Henderson, President

STATE OF VIRGINIA,

I, Relva Sward, 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 19th DAY OF January, 1988

MY COMMISSION EXPIRES 1991

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 17th DAY OF January, 1988, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Relva Sward, CLERK

PLAT BOOK 47, PAGE 50

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION KNOWN AS GRAYLIN WOODS SECTION 2 LOTS 25, 28 AND 29 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

1/25/88  
 DATE AGENT OF GOVERNING BODY

TITLE TO LOTS 24, 25, 28, AND 29 IS VESTED IN COLONIAL CAPITOL DEVELOPMENT COMPANY, A VIRGINIA GENERAL PARTNERSHIP BY DEED RECORDED FEBRUARY 1985 FROM VIRGINIA VAIDEN BOWEN AND V. BOWEN IN DEED BOOK 265 AT PAGE 86.

**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 17th DAY OF January, 1988

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



**BUILDING RESTRICTIONS, R-1**

PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1 LOTS ARE SERVED BY PUBLIC WATER AND SEWER MINIMUM LOT SIZE ALLOWABLE = 15,000 SF, 0.3464 AC

FRONTAGE REQUIREMENTS:  
 --LOTS UP TO 43,560 SF SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET.  
 --LOTS OF 43,560 SF OR MORE SHALL HAVE A MINIMUM WIDTH AT THE SETBACK OF 150 FEET.

YARD REGULATIONS:  
 FRONT: 35' MINIMUM; EXCEPTIONS: SHOWN  
 SIDES: 15' MINIMUM FOR EACH SIDE YARD  
 REAR: 35' MINIMUM

SPECIAL PROVISIONS FOR CORNER LOTS:  
 --FOR CORNER LOTS, THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS.  
 --NOT STRUCTURES SHALL BE LOCATED CLOSER THAN 35' TO THE SIDE STREET.  
 --EACH CORNER LOT SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 125 FEET.

**LOT CURVE DATA**

| LOT NO.   | DELTA     | RADIUS  | LENGTH  | TANGENT | CHORD   | CHORD BEARING |
|-----------|-----------|---------|---------|---------|---------|---------------|
| 20        | 03°48'59" | 225.00' | 14.96'  | 7.50'   | 14.96'  | N01°31'15"W   |
| 21        | 02°13'20" | 225.00' | 322.89' | 196.36' | 295.86' | N41°23'54"E   |
| 22        | 37°27'03" | 225.00' | 147.07' | 76.27'  | 144.47' | S78°45'55"E   |
| 24        | 02°52'00" | 60.00'  | 97.25'  | 63.08'  | 86.95'  | S73°31'33"E   |
| 25        | 24°53'08" | 60.00'  | 26.13'  | 13.25'  | 25.49'  | N14°53'03"E   |
| 26        | 29°19'11" | 60.00'  | 30.70'  | 15.70'  | 30.37'  | S23°48'40"W   |
| 27        | 63°23'14" | 60.00'  | 66.38'  | 37.05'  | 63.05'  | S70°21'01"W   |
| 28A       | 23°23'17" | 60.00'  | 24.48'  | 12.41'  | 24.31'  | S46°16'13"W   |
| 28B       | 05°23'13" | 60.00'  | 66.46'  | 38.50'  | 64.81'  | S87°14'21"W   |
| 28C (REV) | 15°11'33" | 275.00' | 73.41'  | 36.92'  | 73.99'  | S82°41'16"W   |
| 29 (REV)  | 22°09'25" | 275.00' | 106.35' | 53.05'  | 105.60' | S86°24'43"W   |
| 33        | 28°30'43" | 275.00' | 136.85' | 69.87'  | 133.44' | S19°50'42"W   |
| 34        | 09°07'06" | 275.00' | 43.77'  | 21.93'  | 43.72'  | S01°01'48"W   |
| 36        | 11°28'43" | 60.00'  | 12.02'  | 6.03'   | 12.90'  | S03°35'52"E   |

**SIGHT-OF-WAY CURVE DATA**

| CURVE NO. | DELTA      | RADIUS  | LENGTH  | TANGENT | CHORD   | CHORD BEARING |
|-----------|------------|---------|---------|---------|---------|---------------|
| 1         | 123°29'22" | 275.00' | 582.71' | 511.49' | 484.47' | S58°12'56"E   |
| 2         | 245°22'33" | 60.00'  | 256.96' | 484.94' | 396.38' | S58°12'56"E   |
| 3         | 123°29'22" | 275.00' | 232.34' | 123.61' | 225.49' | S58°18'19"E   |

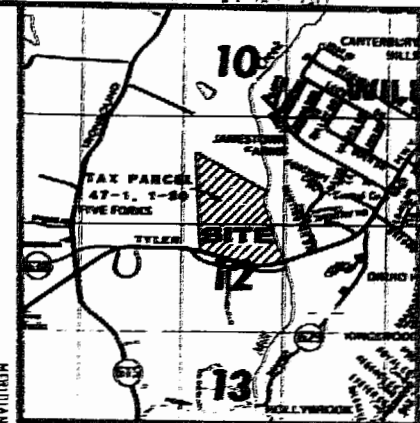
**RALPH & THELMA VAIDEN ALTZER**  
 TAX PARCEL 47-1, 1-29  
 DB 99, PG 606

**THE FOXES LOT II-D**  
 N/F  
 DAVID I & MARY H. Y CLAY  
 TAX PARCEL 47-1, 3-14  
 PB 38, PG 75

**AREA TABULATION**

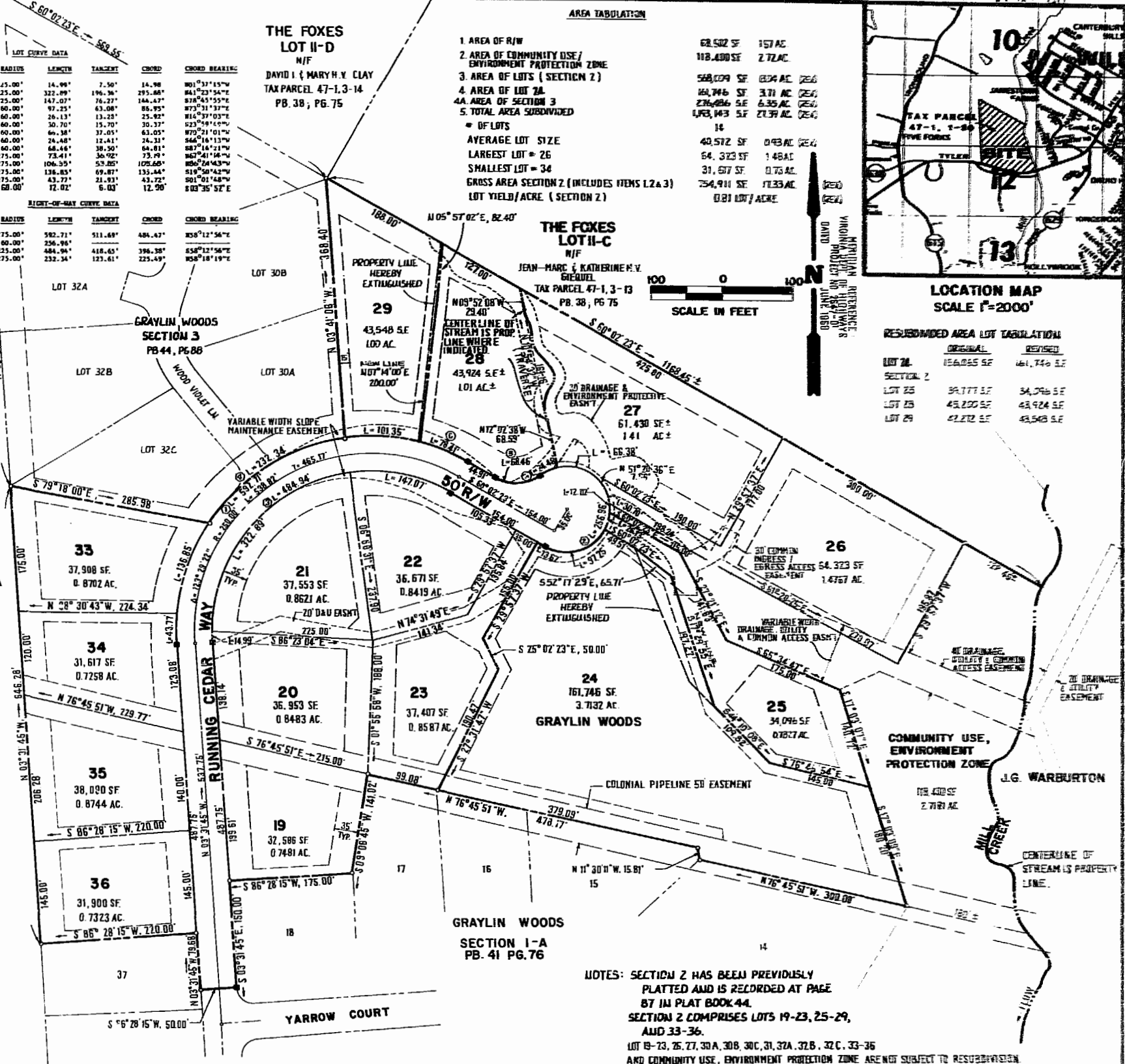
1. AREA OF R/W 62,502 SF 1.57 AC
2. AREA OF COMMUNITY USE/ ENVIRONMENT PROTECTION ZONE 118,400 SF 2.72 AC
3. AREA OF LOTS (SECTION 2) 588,009 SF 13.24 AC
4. AREA OF LOT 2A 64,746 SF 3.71 AC
5. TOTAL AREA SUBDIVIDED 1,468,143 SF 33.23 AC

= OF LOTS 14  
 AVERAGE LOT SIZE 40,572 SF 0.93 AC  
 LARGEST LOT = 26 64,323 SF 1.48 AC  
 SMALLEST LOT = 34 31,537 SF 0.73 AC  
 GROSS AREA SECTION 2 (INCLUDES ITEMS 1, 2 & 3) 754,911 SF 17.33 AC  
 LOT YIELD/ACRE 0.81 LOT/ACRE



**RESUBDIVIDED AREA LOT TABULATION**

| LOT NO.   | ORIGINAL   | RESUBD     |
|-----------|------------|------------|
| LOT 2A    | 156,065 SF | 161,746 SF |
| SECTION 2 |            |            |
| LOT 25    | 34,777 SF  | 34,096 SF  |
| LOT 28    | 43,220 SF  | 43,924 SF  |
| LOT 29    | 42,272 SF  | 43,548 SF  |



NOTES: SECTION 2 HAS BEEN PREVIOUSLY PLATTED AND IS RECORDED AT PAGE 87 IN PLAT BOOK 44. SECTION 2 COMPRISES LOTS 19-23, 25-29, AND 33-36. LOT 19-23, 25, 27, 30A, 30B, 30C, 31, 32A, 32B, 32C, 33-36 AND COMMUNITY USE, ENVIRONMENT PROTECTION ZONE ARE NOT SUBJECT TO RESUBDIVISION.

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

**RESUBDIVISION OF LOTS 25, 28 & 29 GRAYLIN WOODS SECTION 2**  
 OWNER/DEVELOPER:  
 COLONIAL CAPITOL DEVELOPMENT COMPANY - GRAYLIN WOODS  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

| No. | DATE | REVISION / COMMENT / NOTE | BY |
|-----|------|---------------------------|----|
|     |      |                           |    |

Designed: Relva Sward Date: 1/25/88  
 Scale: 1"=100' Date: JAN 1988  
 Project No: 5774  
 Drawing No: PLAT