

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.
 BY C. Lewis Waltrip, Jr. BY _____
 BY _____ BY _____
 STATE OF VIRGINIA
 I, John Palmer, A NOTARY PUBLIC DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED BY THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 9th DAY OF April, 1988.
 MY COMMISSION EXPIRES April 9 1991
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 _____ DAY OF _____, 1988, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE _____ DIRECTS.
 TESTE: B. C. Williams, Jr. Clark H. Hays CLERK.
 PLAT BOOK: 48, PAGE: 67
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 4-29-88 J. M. Glad HIGHWAY ENGINEER X
 DATE 4-29-88 Allen L. Hays HEALTH OFFICER Y
 DATE 5/3/88 W. H. Hays AGENT OF GOVERNING BODY
SURVEYOR'S STATEMENT
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE MEASUREMENTS 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 3rd DAY OF May, 1988.
 BY: G. T. Wilson, Jr.
 G. T. WILSON C.L.S.

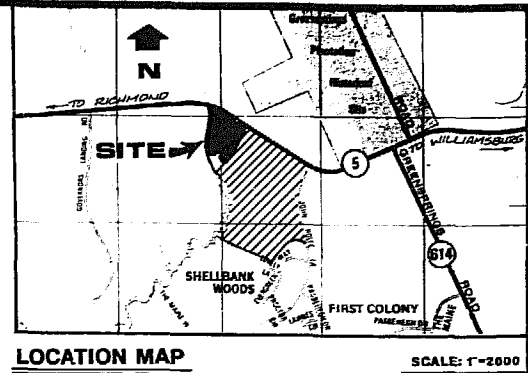
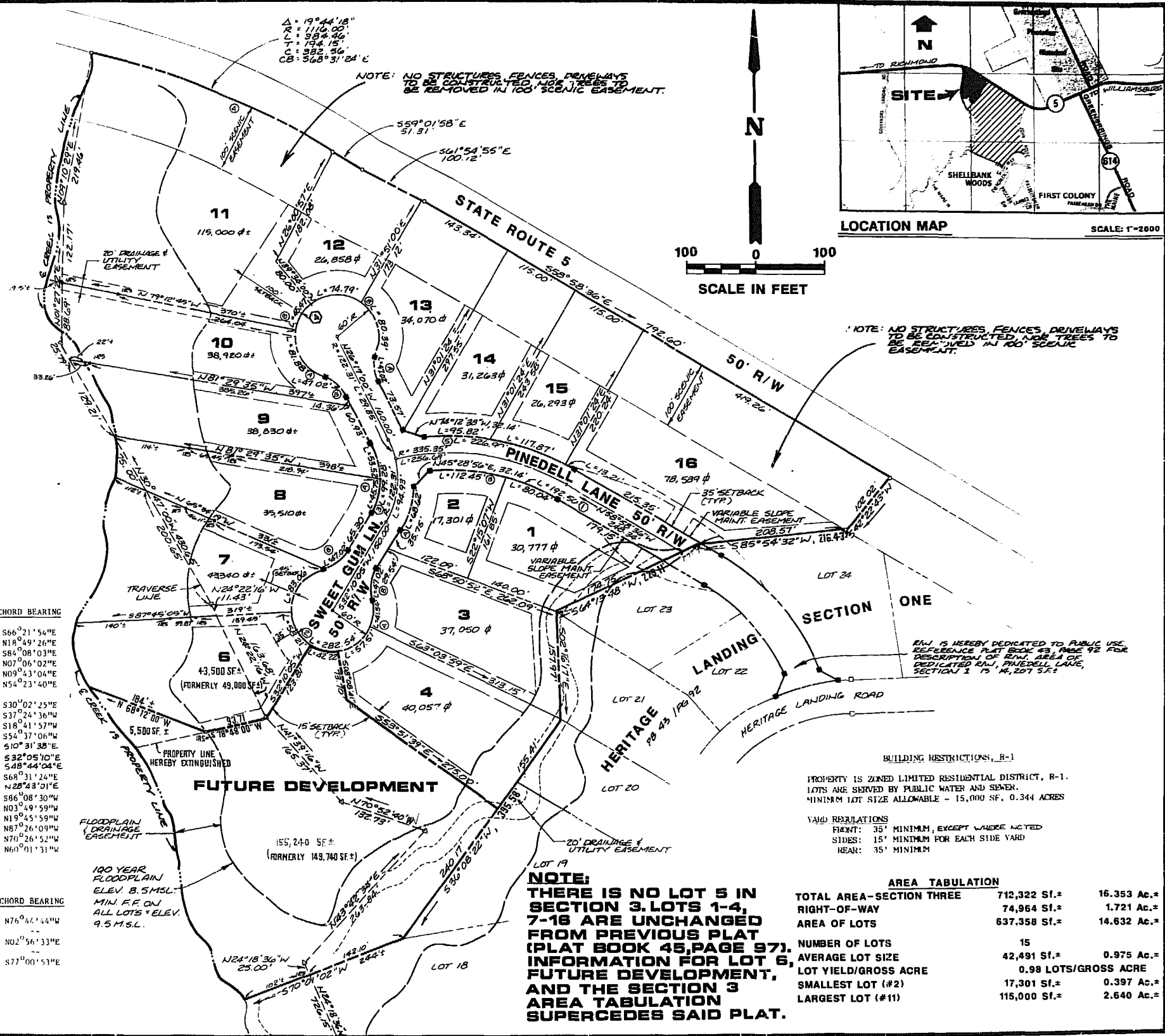
SOURCE OF TITLE
 TITLE TO THE LAND SUBDIVIDED IS VESTED IN:
 C. LEWIS WALTRIP JR BY DEED FROM PINEDELL, A VIRGINIA LIMITED PARTNERSHIP DATED NOVEMBER 20, 1985 AND RECORDED IN DEED BOOK 208 AT PAGE 108, AND BY DEED FROM BROOKS LAND CORPORATION, A VIRGINIA CORP. DATED APRIL 29, 1986, AND RECORDED IN DEED BOOK 300 AT PAGE 571 IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

LOT CURVE TABLE

LOT NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1A	13°26'38"	310.35'	80.04'	40.25'	79.82'	S66°21'54"E
2A	26°21'25"	147.31'	68.62'	34.95'	68.00'	N18°49'26"W
2B	26°25'39"	320.35'	112.45'	56.85'	111.84'	S84°08'03"E
3A	39°39'58"	60.00'	41.54'	21.64'	40.71'	N07°06'02"E
3B	42°54'02"	60.00'	47.02'	24.79'	45.83'	N09°43'04"E
4	52°55'12"	60.00'	57.52'	31.18'	55.34'	N54°23'40"E
5	51°35'00"	60.00'	58.21'	31.62'	55.95'	S30°02'25"E
6	74°19'02"	60.00'	83.06'	49.74'	76.59'	S37°24'36"W
7A	29°56'22"	97.31'	45.75'	23.31'	45.33'	S18°41'57"W
7B	42°54'02"	60.00'	47.02'	24.79'	45.83'	S54°37'06"W
9	31°30'50"	47.31'	53.52'	27.46'	52.85'	S10°31'38"E
10A	78°11'28"	60.00'	81.88'	48.75'	75.67'	S32°05'10"E
10B	44°54'00"	60.00'	47.02'	24.79'	45.82'	S48°44'04"E
11A	1°54'18"	1116.00'	384.46'	194.16'	382.56'	S68°31'24"E
11B	45°25'35"	60.00'	45.47'	23.89'	44.39'	N28°43'01"E
12A	71°25'00"	60.00'	74.79'	43.13'	70.04'	S86°08'30"W
12B	44°54'02"	60.00'	47.02'	24.79'	45.83'	N03°49'59"W
13R	76°26'02"	60.00'	80.39'	47.53'	74.51'	N19°45'59"W
14	15°14'05"	360.35'	95.82'	48.19'	95.54'	N87°26'09"W
15	18°54'28"	360.35'	117.87'	59.47'	117.34'	N70°26'52"W
16	92°06'03"	360.35'	13.21'	6.61'	13.21'	N60°01'31"W

R/W CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	35°32'18"	310.35'	192.56'	99.46'	189.43'	N76°44'44"W
2	26°25'04"	60.00'	282.54'	---	---	---
3	58°27'12"	97.31'	99.28'	54.44'	95.03'	N02°56'33"E
4	26°25'04"	60.00'	282.54'	---	---	---
5	36°04'36"	360.35'	226.90'	117.35'	223.17'	S77°00'53"E



NOTE: NO STRUCTURES, FENCES, DRIVEWAYS TO BE CONSTRUCTED, NOR TREES TO BE REMOVED IN 100' SCENIC EASEMENT.

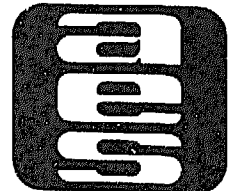
R/W IS HEREBY DEDICATED TO PUBLIC USE. REFERENCE PLAT BOOK 43, PAGE 92 FOR DESCRIPTION OF R/W. AREA OF DEDICATED R/W, PINEDELL LANE, SECTION 1, IS 14,207 S.F.

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, 0.344 ACRES

YARD REGULATIONS
 FRONT: 35' MINIMUM, EXCEPT WHERE NOTED
 SIDES: 15' MINIMUM FOR EACH SIDE YARD
 REAR: 35' MINIMUM

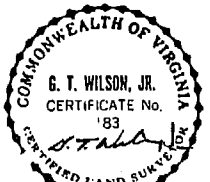
AREA TABULATION

	712,322 S.F.±	16.353 Ac.±
TOTAL AREA-SECTION THREE	712,322 S.F.±	16.353 Ac.±
RIGHT-OF-WAY	74,964 S.F.±	1.721 Ac.±
AREA OF LOTS	637,358 S.F.±	14.632 Ac.±
NUMBER OF LOTS	15	
AVERAGE LOT SIZE	42,491 S.F.±	0.975 Ac.±
LOT YIELD/GROSS ACRE	0.98 LOTS/GROSS ACRE	
SMALLEST LOT (#2)	17,301 S.F.±	0.397 Ac.±
LARGEST LOT (#11)	115,000 S.F.±	2.640 Ac.±



AES, a professional corporation
 1761 Jamestown Road, Williamsburg, Va. 23185
 804-263-0040
 Engineering, Planning, Surveying

PLAT OF HERITAGE LANDING SUBDIVISION SECTION THREE
 OWNER/DEVELOPER: C. LEWIS WALTRIP II
 JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE	BY
1	10-17-88		
2	12-18-88		
3	3-30-88		
4			
5			

Designed	Drawn
JHE	RMS
Scale 1"=100'	Date APRIL, 1988
Project No. 6245	Drawing No.
PLAT	