

VICINITY MAP - Scale 1" = 2000'

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.

*Peter Brumage* 1/FEB/88  
DATE

NOTARIZATION  
I, Carolyn Ann Eckelman, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, City of Newport News, 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 COUNTY AFORESAID GIVEN UNDER MY HAND THIS 1 DAY OF February, 1988.  
*Carolyn Ann Eckelman* NOTARY PUBLIC  
MY COMMISSION EXPIRES 9/21/91

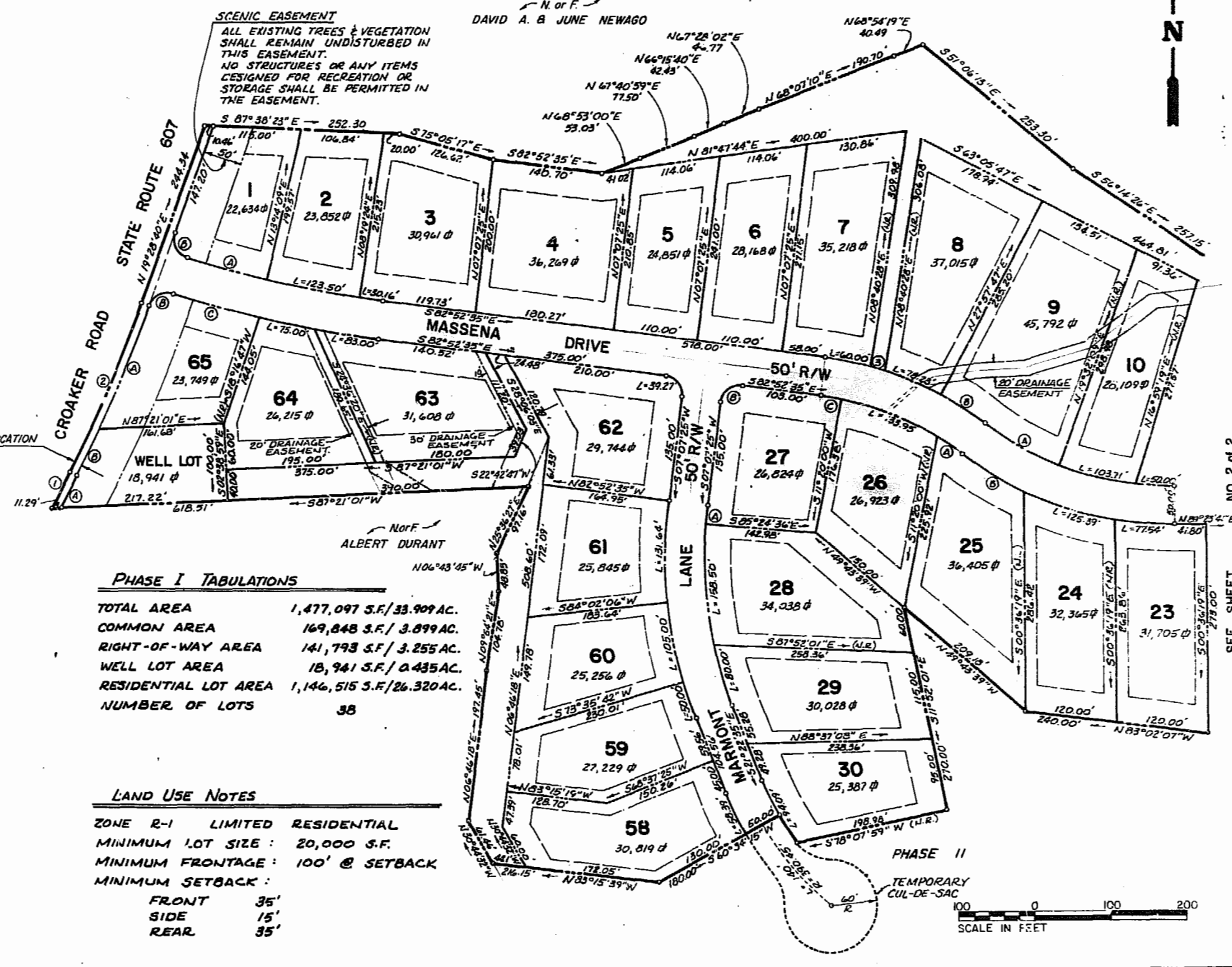
SOURCE OF TITLE  
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF TASKINAS ESTATES AND WAS ACQUIRED AS FOLLOWS:  
FROM PAUL L. PERRY, JR. & OSCAR L. PRATER, TRUSTEES BY DEED DATED JULY 16, 1987 AND RECORDED IN DEED BOOK 342 PAGE 73

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 WARE CREEK MANOR  
IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD  
DATE 2-1-88 HIGHWAY DEPARTMENT  
DATE 3-10-88 HEALTH DEPARTMENT  
DATE 6/15/88 PLANNING DEPARTMENT

STATE OF VIRGINIA, JAMES CITY COUNTY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 16 DAY OF June, 1988  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 48, PAGE 42493  
TESTE: *Walter S. Ward* CLERK

- NOTES:  
1. ALL LOTS TO BE SERVED BY CENTRAL WATER SYSTEM  
2. ALL LOTS SERVED BY INDIVIDUAL SEPTIC TANK & DRAINFIELD SYSTEM.  
3. ALL UTILITIES TO BE INSTALLED UNDERGROUND.



PHASE I TABULATIONS

TOTAL AREA	1,477,097 S.F./33.909 AC.
COMMON AREA	169,848 S.F./ 3.899 AC.
RIGHT-OF-WAY AREA	141,793 S.F./ 3.255 AC.
WELL LOT AREA	18,941 S.F./ 0.435 AC.
RESIDENTIAL LOT AREA	1,146,515 S.F./26.320 AC.
NUMBER OF LOTS	38

LAND USE NOTES

ZONE R-1 LIMITED RESIDENTIAL
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 100' @ SETBACK
MINIMUM SETBACK:
FRONT 35'
SIDE 15'
REAR 35'

1871430  
1 of 2

**DJO** THE DEYOUNG-JOHNSON GROUP, INC.  
ENGINEERS · ARCHITECTS · SURVEYORS  
P.O. BOX 197 WILLIAMSBURG, VIRGINIA 23187 (804) 253-0673

DATE JAN. 27, 1988	DESIGNED P.F.	DRAWN T.C.S.	CHECKED L.D.E.
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1102-1111  
*Walter S. Ward* Clerk

PHASE I  
**WARE CREEK MANOR**  
OWNER / DEVELOPER:  
TASKINAS ESTATES, A VIRGINIA LIMITED PARTNERSHIP  
JAMES CITY COUNTY VIRGINIA

