

CURVE DATA					
DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
41°30'00"	809.02	388.69	192.88	S 15°28'30"W	380.68
89°59'57"	26.00	39.27	26.00	S 49°18'31"E	35.36
52°19'48"	30.00	27.40	14.74	N 59°33'36"E	26.48
284°39'36"	60.00	298.10	45.32	S 04°18'30"E	73.33
52°19'48"	30.00	27.40	14.74	N 59°33'36"E	26.48
90°00'00"	26.00	39.27	26.00	S 40°43'30"W	35.38
11°29'55"	875.00	176.61	88.10	N 01°28'26"E	176.31
90°00'00"	26.00	39.27	26.00	N 49°18'30"W	35.36
57°00'00"	326.00	323.32	176.45	S 57°13'30"W	310.15
57°00'00"	375.00	373.06	203.61	N 57°13'30"E	357.67
89°39'57"	26.00	39.27	26.00	N 40°43'31"E	35.36
41°30'00"	869.02	404.90	211.79	N 18°28'30"E	396.11
03°35'14"	559.02	35.00	17.61	S 38°28'53"W	34.99
09°13'28"	559.01	90.00	45.10	S 29°01'32"W	89.90
09°13'28"	559.02	90.00	45.10	S 19°48'04"W	89.90
10°14'13"	559.02	99.88	50.07	S 10°04'13"W	99.78
09°13'36"	559.02	90.02	45.11	S 0°20'18"W	89.92
02°16'56"	375.00	14.83	7.41	S 84°35'32"W	14.83

CURVE DATA					
DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
16°18'44"	375.00	100.00	60.30	S 75°49'12"W	99.70
16°18'44"	375.00	100.00	60.30	S 60°32'28"W	99.70
13°45'03"	375.00	90.00	49.22	S 45°01'35"W	89.78
10°28'33"	375.00	88.24	34.21	S 33°56'16"W	68.14
15°27'08"	325.00	93.32	46.98	N 35°57'04"E	93.00
06°33'05"	875.00	130.51	66.42	S 0°00'04"W	130.48
02°56'48"	875.00	45.00	22.51	S 05°45'02"W	45.00
06°11'39"	925.00	100.00	50.05	N 04°07'36"E	99.95
05°18'17"	925.00	85.64	42.85	N 01°37'22"W	85.61
81°15'40"	60.00	85.10	51.48	S 82°34'32"E	78.14
84°17'16"	60.00	85.85	30.76	S 29°39'00"E	54.75
65°19'32"	60.00	88.41	38.45	N 30°09'24"W	64.76
73°15'07"	60.00	78.72	44.61	S 80°32'52"W	71.60
10°31'11"	60.00	11.02	5.52	S 38°39'17"W	11.00
17°43'43"	509.01	167.50	79.38	N 04°35'22"E	156.87
18°42'22"	509.02	166.18	83.84	N 22°48'24"E	165.45
05°03'55"	509.02	45.00	22.51	N 34°41'32"E	44.99
21°09'19"	325.00	120.00	60.69	N 55°45'18"E	119.32
19°23'33"	325.00	110.00	55.53	N 75°01'44"E	109.48

SUBDIVISION DATA & AREA TABULATIONS

ZONING R-2

MINIMUM LOT SIZE 12,000 S.F.

MINIMUM BUILDING SETBACK:

FRONT = 35'

REAR = 35'

SIDE = 10'

MINIMUM LOT FRONTRAGE:

LESS THAN 20,000 S.F. = 80'

20,000 TO 43,560 S.F. = 100'

GREATER THAN 1 ACRE = 150'

NUMBER OF LOTS = 63

TOTAL AREA SECTION 3:

2,139,177 S.F. / 49.1 AC.

LOT AREA:

1,463,394 S.F. / 33.59 AC.

RIGHT-OF-WAY AREA:

233,215 S.F. / 5.35 AC.

OPEN SPACE:

401,977 S.F. / 9.23 AC.

RECREATION AREA:

40,591 S.F. / 0.93 AC.

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.

THE DIGGES BROS., INC. - OWNER

DATE

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 19 DAY OF OCTOBER, 1988.

David P. Campbell
NOTARY PUBLIC

MY COMMISSION EXPIRES AUGUST 28, 1990

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF THE DIGGES BROS., INC. AND WAS ACQUIRED AS FOLLOWS:

FROM TRUST JAMES TWENTY-SEVEN, THIRTY-ONE & WOODS OF WMBG. CO. BY DEED DATED OCT. 1, 1986 AND RECORDED IN DEED BOOK 319, PAGE 346

SURVEYOR'S CERTIFICATE

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

LYNN D. EVANS, C.L.S.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS "ROLLING WOODS SUBDIVISION" SECTION 3 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE 6-17-88 J. M. Hall HIGHWAY DEPARTMENT

DATE 6/17/88 Johnie V. Vinton HEALTH DEPARTMENT

DATE 10/19/88 Clifford PLANNING DEPARTMENT

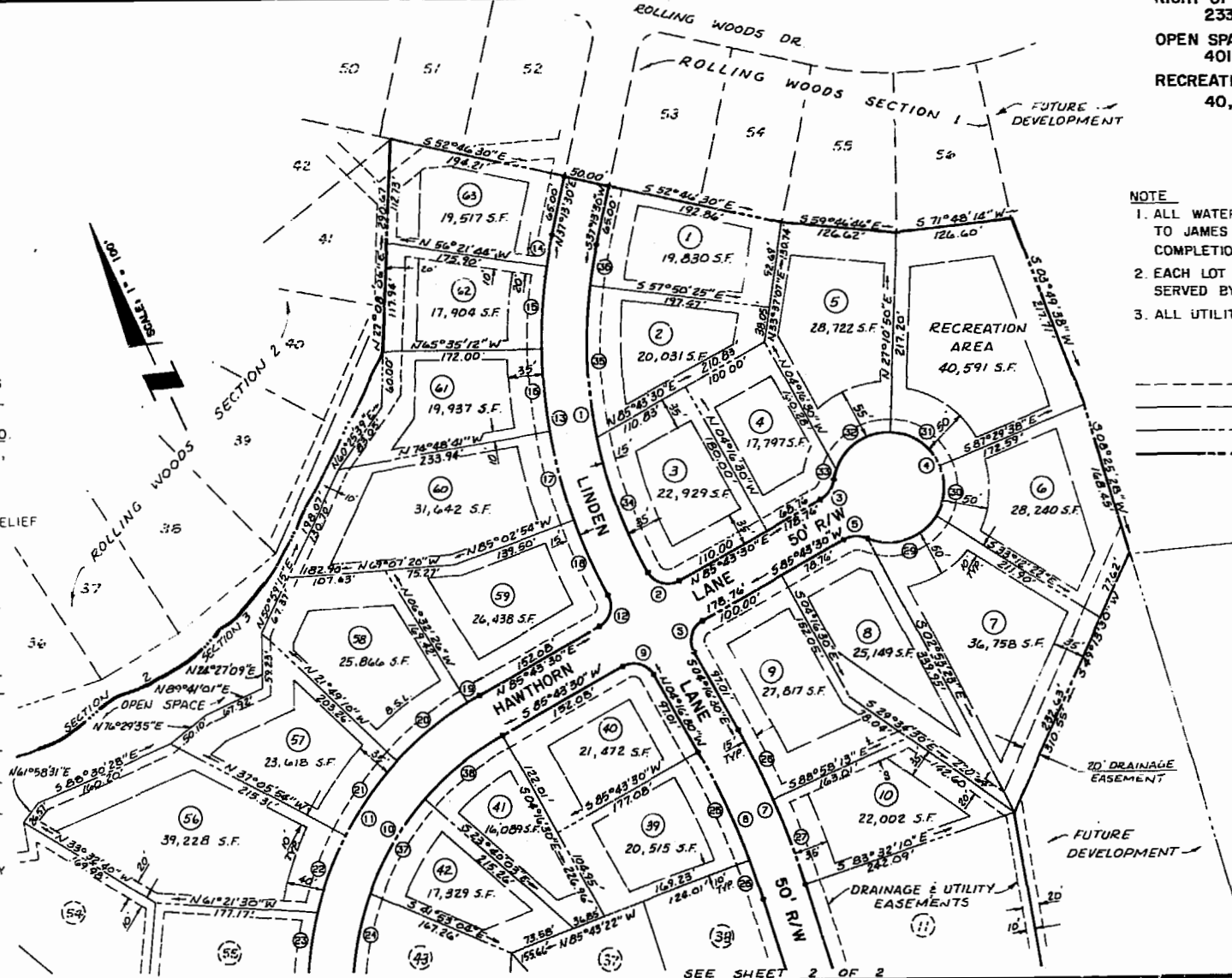
STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THE 21 DAY OF October, 1988

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 49, PAGE 78

TESTE HELENE S. WARD CLERK

BY Hele S. Ward



NOTE

- ALL WATER & SEWER LINES TO BE DEDICATED TO JAMES CITY SERVICE AUTHORITY UPON COMPLETION.
- EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER & PUBLIC SEWER.
- ALL UTILITIES TO BE INSTALLED UNDERGROUND.

LEGEND

- DRAINAGE & UTILITIES EASEMENT
- BUILDING SETBACK LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE

Retained
Recorded 268 of Oct 1988
B. B. No. 413
Clifford

100' 0 100' 200'
GRAPHIC SCALE: 1" = 100'

1860832		THE DEYOUNG-JOHNSON GROUP, INC. ENGINEERS · ARCHITECTS · SURVEYORS		3:14 pm. 2 nd of <u>October, 1988</u> B. B. No. <u>413</u> <u>Hele S. Ward</u> Clerk	PLAT
1 OF 2		P.O. BOX 197 WILLIAMSBURG, VIRGINIA 23187 (804) 253-0673			ROLLING WOODS SUBDIVISION SECTION 3
DATE <u>OCT. 19, 1988</u>	DESIGNED <u>L.D.E.</u>	DRAWN <u>T.C.S.</u>	CHECKED <u>L.D.E.</u>	THE DIGGES BROTHERS, INC. - OWNER/DEVELOPER JAMES CITY COUNTY, VIRGINIA	

