

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAN AND KNOWN AS WESTRAY DOWNS, SECTION 4 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

3/26/89 DATE *C. T. Wilson, Jr.* NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF *James City*
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS *26th* DAY OF *March*, 1989. MY COMMISSION EXPIRES *April 9, 1991*.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAN WAS CONVEYED BY:
1. E. M. SLAUSON ESTATE TO COLONIAL CAPITOL DEVELOPMENT COMPANY - WESTRAY DOWNS, A VIRGINIA GENERAL PARTNERSHIP BY DEED DATED AUGUST 14, 1985 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 278, PAGE 827.
2. HESTER WOODSON TO COLONIAL CAPITOL DEVELOPMENT COMPANY - WESTRAY DOWNS, A VIRGINIA GENERAL PARTNERSHIP BY DEED DATED MARCH 11, 1986 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 297, PAGE 201.

ENGINEER OR SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAN COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLACING OF SUBDIVISIONS WITHIN THE COUNTY.

March 1, 1989 DATE *C. T. Wilson, Jr.* NAME
G. T. WILSON, JR. C.L.S.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

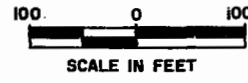
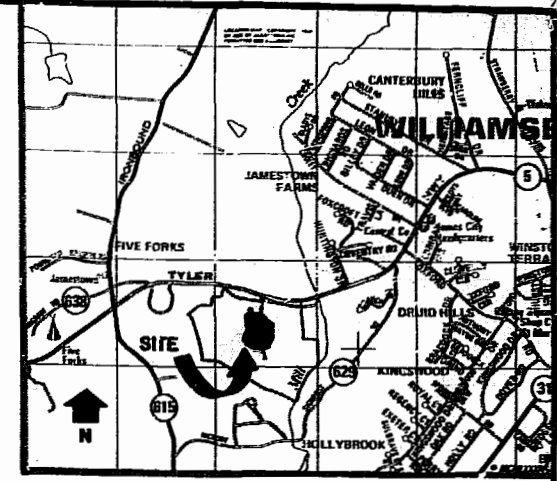
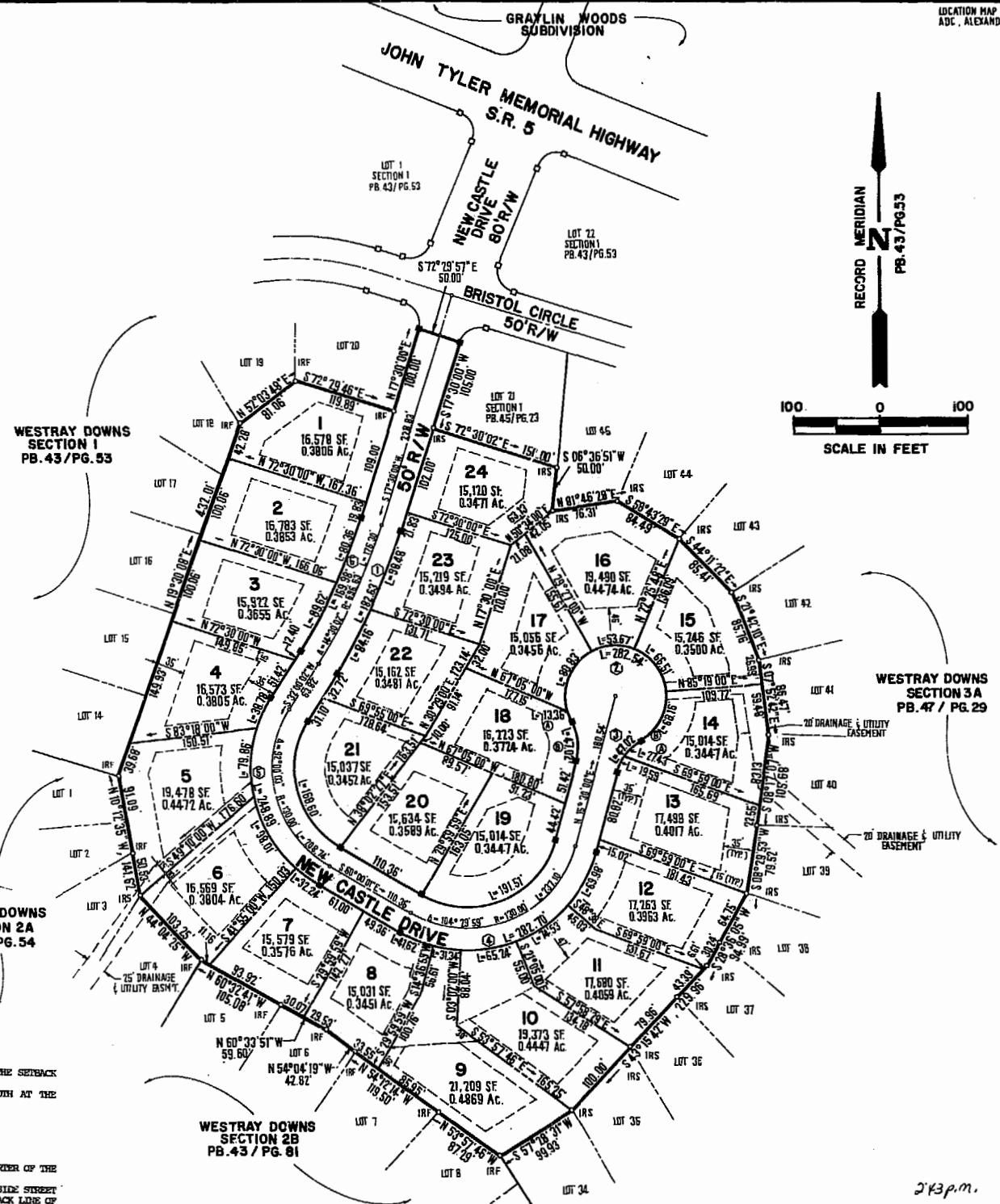
3-24-89 DATE *J. N. Hall* NAME
VIRGINIA DEPARTMENT OF TRANSPORTATION
3-28-89 DATE *Allen P. Keegan* NAME
VIRGINIA DEPARTMENT OF HEALTH
4/28/89 DATE *[Signature]* NAME
SUBDIVISION AGENT OF JAMES CITY COUNTY

BUILDING RESTRICTIONS

- 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 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 LINE OF 150 FEET
- YARD REGULATIONS:
 - FRONT: 35' MINIMUM; EXCEPTIONS: AS 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
 - NO 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

GENERAL NOTES

- ALL UTILITIES TO BE PLACED UNDERGROUND.
- ALL CIRCLES DESIGNATE IRON RODS SET UNLESS OTHERWISE NOTED.



LOT CHECK DATA

NO.	DEED	AMOUNT	ACRES	PERCENT	CHORD	CHORD BEARING
2	06-51-20"	671.63'	80.36'	40.23'	80.31'	S20°55'46"W
3	07-28-42"	671.63'	89.63'	44.81'	89.55'	S20°50'41"W
5	29-31-74"	155.00'	79.86'	40.84'	78.98'	S02°54'23"W
6	36-13-46"	155.00'	98.01'	50.71'	96.39'	S20°56'07"W
7	11-05-01"	155.00'	32.24'	16.38'	32.18'	S54°02'30"E
8	10-29-00"	155.00'	41.62'	20.93'	41.69'	S27°51'31"E
9	11-24-59"	155.00'	71.34'	31.28'	59-01-30"E	
10	24-07-00"	155.00'	65.24'	33.11'	64.76'	S00°58'30"E
11	27-23-00"	155.00'	74.53'	38.00'	73.81'	S05°08'30"E
12	29-22-00"	155.00'	69.98'	35.59'	69.38'	S02°26'00"E
13	18-42-14"	60.00'	19.59'	9.88'	19.50'	S24°51'07"E
14A	26-21-48"	60.00'	27.43'	13.96'	27.19'	S02°18'08"E
14B	62-76-02"	60.00'	68.16'	34.25'	64.55'	S27°51'11"E
15	63-21-00"	60.00'	66.51'	37.14'	63.16'	S04°26'30"W
16	51-25-00"	60.00'	53.67'	28.78'	51.90'	S08°10'30"W
17	77-11-19"	60.00'	80.83'	47.89'	74.86'	S21°57'21"W
18A	12-45-43"	60.00'	13.36'	6.71'	13.34'	S20°01'10"E
18B	44-54-02"	60.00'	47.02'	24.79'	45.83'	S02°57'03"E
19	104-29-59"	105.00'	151.51'	155.61'	166.04'	S07°45'00"W
21	92-00-03"	105.00'	168.60'	108.73'	151.06'	S13°59'59"W
22	06-40-54"	721.63'	84.16'	42.13'	84.11'	S02°29'35"E
23	07-49-07"	721.63'	98.48'	49.31'	98.40'	S01°24'34"E

RIGHT-OF-WAY CHECK DATA

NO.	DEED	AMOUNT	ACRES	PERCENT	CHORD	CHORD BEARING
1	14-30-02"	721.63'	182.63'	91.61'	182.14'	S24°45'01"W
2	269-48-04"	60.00'	282.54'	85.00'	574°30'00"E	
3	44-54-02"	60.00'	47.02'	24.79'	45.83'	S07°57'03"E
4	104-29-59"	155.00'	282.70'	200.18'	245.11'	S07°45'00"W
5	92-00-03"	155.00'	248.89'	160.53'	221.00'	S13°59'59"W
6	14-30-02"	671.63'	169.98'	85.45'	169.52'	S04°45'01"E

AREA CALCULATIONS

AREA OF LOTS	397,750 S.F.	9.111 AC.
AREA OF RIGHT-OF-WAY	62,905 S.F.	1.5615 AC.
TOTAL AREA OF SECTION 4	466,655 S.F.	10.7129 AC.
NUMBER OF LOTS	24	
AVERAGE LOT SIZE	16,573 S.F.	0.3805 AC.
LARGEST LOT (#9)	21,209 S.F.	0.4869 AC.
SMALLEST LOT (#14 & #15)	15,014 S.F.	0.3447 AC.
GROSS LOTS PER ACRE	2.24	

2:43 p.m.
Recorded 19th day of May, 1989
B. B. No. 434, pages 786
Malene S. Wilson Clerk
Apollonia P. Hartness Deputy Clerk



AES, a professional corporation
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23185
(804) 253-0040
Engineering, Planning, Surveying

SUBDIVISION OF WESTRAY DOWNS SECTION 4
OWNER/DEVELOPER: COLONIAL CAPITOL DEVELOPMENT COMPANY - WESTRAY DOWNS, A VIRGINIA GENERAL PARTNERSHIP
JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed JHB	Drawn RB
Scale 1"=100'	Date FEB. 28, 1989
Project No. 5887-4	
Drawing No. PLAT	

DB 50 PG 76

