

LOCATION MAP SCALE 1" = 400'

NO.	BEARING	DISTANCE	AREA	PERCENT	CHORD	CHORD BEARING
41A	02°21'05"	10.00'	20.00'	10.00'	20.00'	85°22'32"W
41B	84°12'27"	25.00'	36.74'	22.59'	31.52'	112°45'45"W
41C	07°21'14"	119.00'	59.61'	119.00'	119.00'	82°04'12"W
42	09°16'31"	487.39'	70.79'	35.26'	70.33'	161°11'22"W
43A	24°34'13"	60.00'	25.73'	13.07'	25.53'	509°08'32"W
43B	02°24'59"	804.11'	41.97'	20.59'	41.97'	535°59'11"W
43C	05°29'12"	25.00'	37.81'	20.59'	34.31'	505°29'12"W
43D	09°11'52"	487.38'	79.13'	39.53'	79.03'	170°08'33"W
44A	57°56'15"	60.00'	63.81'	35.30'	60.85'	509°46'44"W
44B	17°22'52"	60.00'	18.38'	9.26'	18.38'	313°54'57"W
45	39°24'33"	60.00'	40.78'	21.21'	40.00'	559°14'09"W
46	45°29'12"	60.00'	57.13'	30.54'	55.00'	117°11'45"W
47	39°56'33"	60.00'	40.78'	21.21'	40.90'	125°46'46"W
48	28°57'18"	60.00'	30.32'	15.49'	30.00'	107°10'10"W
49A	13°10'43"	412.43'	130.86'	65.98'	130.31'	116°20'59"W
49B	04°25'38"	458.00'	48.01'	27.59'	37.21'	105°07'23"W
49C	01°46'45"	784.13'	24.36'	12.18'	24.36'	119°54'08"W
49D	48°39'38"	60.00'	50.43'	26.81'	48.56'	114°52'22"W
49E	47°18'21"	60.00'	49.54'	26.28'	48.14'	116°18'00"W
50	02°24'59"	60.00'	65.30'	36.72'	64.16'	115°04'29"W
51A	15°29'12"	210.01'	210.01'	27.55'	54.80'	519°12'46"W
51B	09°50'56"	242.98'	242.98'	12.41'	24.79'	570°16'11"W
51C	56°50'38"	60.00'	59.67'	32.56'	57.24'	538°48'41"W
52	27°32'59"	210.01'	100.97'	51.49'	100.00'	109°20'31"W
53	04°25'38"	151.00'	151.00'	17.29'	34.58'	105°11'13"W
55	09°21'09"	462.43'	75.75'	37.96'	75.69'	116°10'05"W
56	09°18'10"	462.43'	75.08'	37.62'	75.09'	114°30'44"W
57	09°18'10"	462.43'	75.08'	37.62'	75.00'	113°58'54"W
58	09°18'10"	462.43'	75.08'	37.62'	75.00'	113°58'54"W
59	07°24'59"	462.43'	69.43'	30.65'	68.00'	529°30'42"W
61	10°22'52"	537.38'	97.56'	48.82'	97.23'	569°11'56"W
62	05°06'04"	537.38'	75.98'	38.05'	75.52'	557°57'29"W

PROPERTY IS ZONED GENERAL RESIDENTIAL DISTRICT, R-3 (CLOSED) LOTS ARE SERVED BY PUBLIC WATER AND SEWER.

STREET REQUIREMENTS:
 FRONT: 25' MINIMUM
 REAR: 10' MINIMUM
 SIDE: 5' MINIMUM

NO.	BEARING	DISTANCE	AREA	PERCENT	CHORD	CHORD BEARING
63A	17°12'19"	423.37'	248.54'	74.63'	423.37'	102°51'42"W
63B	94°03'09"	25.00'	41.23'	27.15'	36.78'	117°16'22"W
63C	01°20'27"	237.38'	9.76'	4.88'	9.76'	559°15'12"W
64A	02°24'59"	25.00'	30.51'	15.27'	34.49'	559°15'12"W
64B	02°24'59"	25.00'	37.57'	23.36'	34.34'	559°15'12"W
64C	07°54'52"	543.22'	75.05'	37.09'	75.09'	122°17'22"W
65	13°20'33"	256.17'	59.55'	29.59'	59.55'	569°11'42"W
66	13°07'23"	275.23'	54.61'	26.41'	53.77'	569°25'41"W
67	04°25'38"	325.31'	38.81'	19.33'	38.99'	116°52'12"W
68	17°08'56"	275.23'	85.51'	43.19'	85.21'	116°52'12"W
69	23°13'45"	325.31'	131.90'	66.57'	131.90'	569°15'42"W
70	02°24'59"	275.23'	32.55'	15.27'	32.56'	570°16'11"W
71	02°24'59"	275.23'	32.41'	15.22'	32.41'	117°53'15"W
72	02°24'59"	275.23'	32.41'	15.22'	32.41'	117°53'15"W
73	02°24'59"	275.23'	32.41'	15.22'	32.41'	117°53'15"W
74	02°24'59"	275.23'	32.41'	15.22'	32.41'	117°53'15"W
75	02°24'59"	275.23'	32.41'	15.22'	32.41'	117°53'15"W
76	02°24'59"	275.23'	32.41'	15.22'	32.41'	117°53'15"W

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS FOX RIDGE, PHASE I IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

19 APRIL 1989
 DATE
 Ferrell General Construction
 NAME
 BY: *[Signature]* TITLE

CERTIFICATE OF NEUTRALIZATION
 STATE OF VIRGINIA
 CITY/COUNTY OF James City County, Henric, H. Williams
 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 HAND THIS 10 DAY OF APRIL, 1989.
 My Commission Expires May 22-1993
[Signature]
 SIGNATURE

CERTIFICATE OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JOSEPH H. CARLTON, ET AL TO FERRELL GENERAL CONSTRUCTION CORP. DATED OCT 21, 1988 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 418, PAGE 768.

ENGINEER OR SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLES WITH 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.
 APRIL 13, 1989
 DATE
 G. T. WILSON, JR. C.L.S.
 NAME

CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 4-13-89
 DATE
 I.D. Hall
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 4-13-89
 DATE
 Allen D. Knapp
 VIRGINIA DEPARTMENT OF HEALTH
 DATE
 SUBDIVISION AGENT OF JAMES CITY COUNTY

NO.	BEARING	DISTANCE	AREA	PERCENT	CHORD	CHORD BEARING
1	28°56'19"	275.33'	139.06'	71.05'	137.59'	389°30'09"W
2	28°56'19"	325.31'	164.32'	83.95'	162.58'	389°30'09"W
3	20°09'59"	306.17'	107.76'	54.45'	107.21'	564°07'00"E
4	19°25'10"	487.38'	169.49'	85.61'	168.64'	564°09'45"E
5	42°07'03"	60.00'	44.00'	21.10'	43.12'	100°24'08"W
6	28°28'34"	60.00'	22.37'	11.19'	22.37'	525°50'06"E
7	42°16'01"	412.43'	104.25'	159.42'	297.40'	181°16'11"E
8	46°38'41"	210.01'	170.57'	90.54'	166.28'	583°47'54"W
9	44°44'10"	462.43'	361.04'	190.29'	351.94'	582°50'10"W
10	19°25'10"	537.38'	185.88'	94.39'	185.34'	164°09'45"E
11	20°24'20"	493.32'	218.74'	111.20'	216.96'	517°41'46"W
12	24°49'57"	543.32'	235.48'	119.62'	231.64'	112°49'51"E
13	20°09'59"	256.17'	90.17'	45.55'	89.70'	184°57'00"W
14	28°56'19"	275.33'	139.06'	71.05'	137.59'	189°10'09"W
15	28°56'19"	325.31'	164.32'	83.95'	162.58'	189°30'09"W

AREA	AREA	PERCENT
AREA OF RESIDENTIAL LOTS	398,799 S.F.±	9.16 %±
AREA OF RAMP STATION LOT	14,554 S.F.±	0.33 %±
AREA OF ROAD R/W	145,373 S.F.±	3.34 %±
AREA OF R/W DEDICATION	5,037 S.F.±	0.12 %±
CLOVER OPEN SPACE AREA	145,348 S.F.±	10.22 %±
TOTAL AREA OF PHASE ONE	1,069,111 S.F.±	23.17 %±

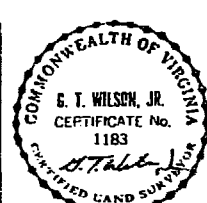
NUMBER OF LOTS	SMALLEST LOT (69)	LARGEST LOT (48)	AVERAGE LOT SIZE	LOTS/GROSS ACRE
77	7,409 S.F.±	23,288 S.F.±	10,776 S.F.±	1.60

NIF
 RANDOLPH & FREED D.
 WALLACE
 (31-1)(1-80181)
 3:55 P.M.
 Recorded 30 day of April 1989
 in
 B B No 439 pages 242
 Helms & Blundell C.M.



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

RECORD PLAT
FOX RIDGE
PHASE ONE
 OWNER/DEVELOPER: FERRELL GENERAL CONSTRUCTION CORPORATION
 JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
GAM/NWF	RMS
Scale 1" = 100'	Date APR 1989
Project No.	7105
Drawn by No.	PLAT