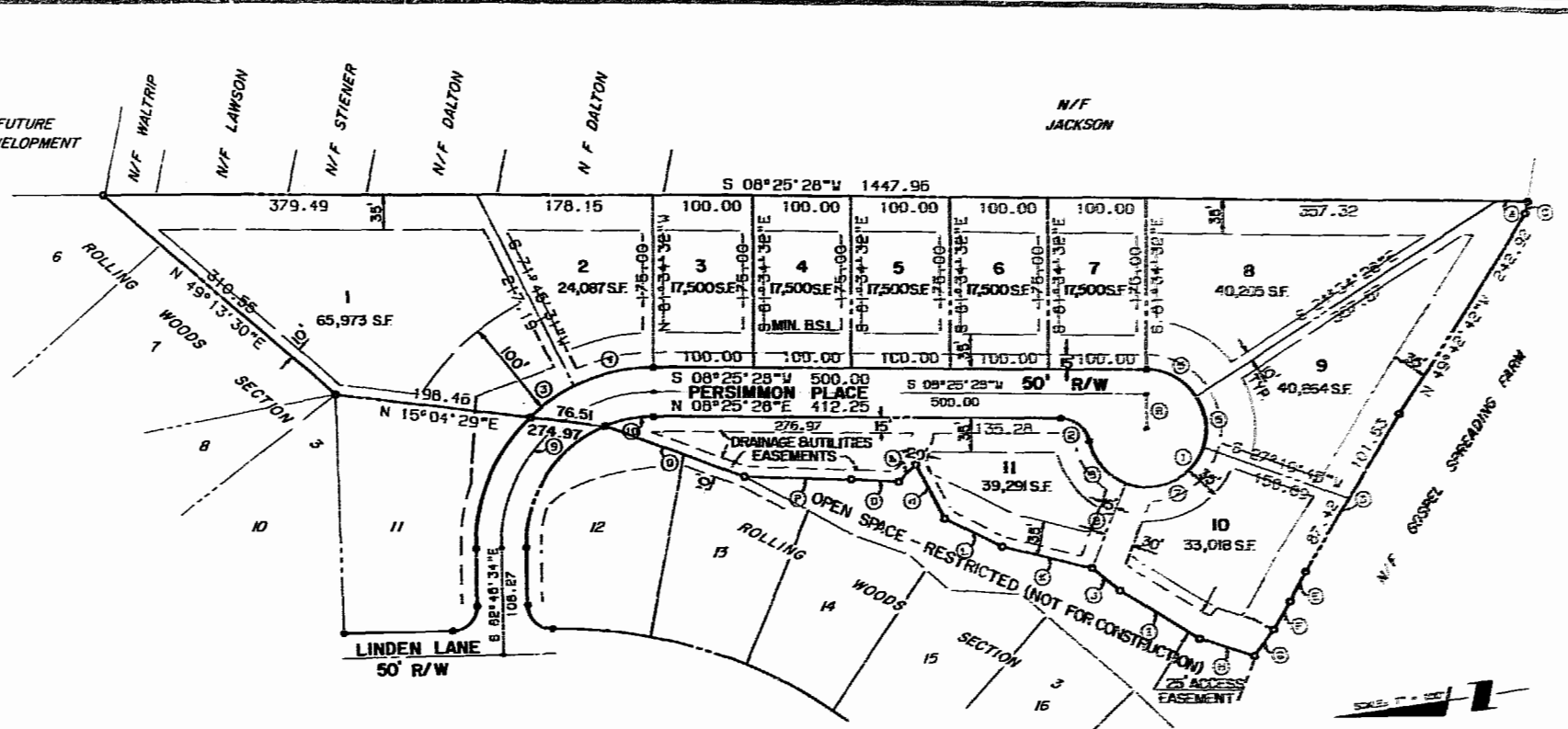


VICINITY MAP SCALE: 1" = 2000'



OWNERS CONSENT AND 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 BROTHERS, INC.

7-18-89 DATE

NOTARIZATION

I, Patricia L. Gaudin, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AND AFORESAID. GIVEN UNDER MY HAND THIS 18th DAY OF July, 19 89.

NOTARY PUBLIC

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF THE DIGGES BROTHERS, INC. AND WAS ACQUIRED AS FOLLOWS: FROM TRUST JAMES TWENTY-SEVEN & TRUST JAMES THIRTY-THREE 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, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

LYNN D. EVANS, C.L.S.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS ROLLING WOODS SECTION 4 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE 5-22-89 DATE 5-30-89 DATE 11/1/89
 HIGHWAY DEPARTMENT HEALTH DEPARTMENT PLANNING DEPARTMENT

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 5 DAY OF Oct, 19 89. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 51, PAGE 46.
 BY Helene S. Ward CLERK

NOTES:

- PROPERTY IS ZONED R-2
- BUILDING SETBACKS:
 FRONT - 35' MIN.
 SIDE - 10' MIN.
 REAR - 35' MIN.
 CORNER LOT - 35' MIN. TO SIDE STREET
- FRONTAGE: CORNER LOT - 100'
 LESS THAN 20,000 SQ FT - 80'
 GREATER THAN 43,560 SQ FT - 100'
- MINIMUM LOT SIZE IS 17,500 SQ FT.
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- ALL WATER AND SEWER LINES ARE TO BE DEDICATED TO JAMES CITY SERVICE AUTHORITY UPON COMPLETION.
- ALL UTILITIES TO BE INSTALLED UNDERGROUND.
- ALL STREET RIGHT-OF-WAYS ARE 50'.

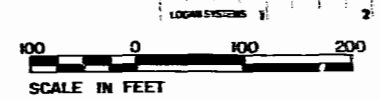
SUBDIVISION DATA

TOTAL AREA	370,011.01 SF / 8.49 AC
RIGHT-OF-WAY AREA	39,072.46 SF / 0.90 AC
LOT AREA	330,938.55 SF / 7.59 AC
NUMBER OF LOTS	11

LEGEND

BUILDING SETBACK _____

DRAINAGE & UTILITIES EASEMENT



CURVE DATA

Δ	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	257°09'37"	60.00	269.30	75.21	N 42°59'44"W	93.81
2	77°09'37"	30.00	40.40	23.93	N 47°00'16"E	37.42
3	17°31'41"	180.00	56.07	27.76	N 26°59'20"W	54.86
4	26°38'57"	180.00	83.72	42.53	N 04°54'01"W	82.97
5	56°40'04"	60.00	59.34	32.35	N 36°45'30"E	56.95
6	52°05'13"	60.00	54.55	29.32	N 88°51'51"W	52.09
7	92°7'13"	60.00	96.99	62.81	N 16°30'38"W	86.77
8	55°47'07"	60.00	58.42	31.76	N 57°41'31"E	56.14
9	91°12'02"	155.00	246.72	158.28	S 37°10'33"E	221.49
10	22°21'08"	130.00	50.72	25.68	S 02°45'06"E	50.39

LINE DATA

Δ	BEARING	DISTANCE
A	N 08°25'28"E	33.00
B	N 60°12'02"W	93.20
C	N 69°47'42"W	12.30
D	N 50°34'02"W	188.95
E	N 54°20'09"W	34.72
F	N 51°22'40"W	33.37
G	N 44°26'14"W	33.42
H	N 25°45'45"E	58.66
I	N 39°35'32"E	94.07
J	N 48°54'00"E	36.70

LINE DATA

Δ	BEARING	DISTANCE
K	N 21°29'21"E	35.53
L	N 24°54'24"E	53.99
M	N 70°37'19"E	51.57
N	N 35°08'24"W	24.79
O	N 10°41'14"E	47.85
P	N 09°43'00"E	109.53
Q	N 28°26'07"E	143.31
R	N 81°34'32"W	35.00

1 of 1
1860833



THE DEYOUNG-JOHNSON GROUP, INC.
 ENGINEERS ARCHITECTS SURVEYORS
 105 FOX HILL WILMAMBURG VIRGINIA 23187 (804) 253-0673



10:26 AM
 Recorded 5 day of Oct 1989
 in 450 pages 126
 B.B. No. Helene S. Ward Clerk

PLAT
 ROLLING WOODS SUBDIVISION
 SECTION 4

OWNER/DEV.: THE DIGGES BROTHERS, INC.

JAMES CITY COUNTY, VIRGINIA

DATE FEB. 3, 1989 DESIGNED DPC DRAWN TCS SCALE 1" = 50'

