

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 OWNER(S).

OWNER

NOTARIZATION

I, Patricia L. Gordin, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, City of Williamsburg, 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 City AFORESAID.

GIVEN UNDER MY HAND THIS 29th DAY OF November, 19 89.

Patricia L. Gordin
NOTARY PUBLIC

My commission expires: 11-1-91

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 WMBA, 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, 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, C.L.S.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS ROLLING WOODS SECTION 5

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

DATE 11-29-89 L. N. Hall
HIGHWAY DEPARTMENT

DATE Nov 29, 1989 Walter Jordan
HEALTH DEPARTMENT

DATE 11-29-89 Off
PLANNING DEPARTMENT

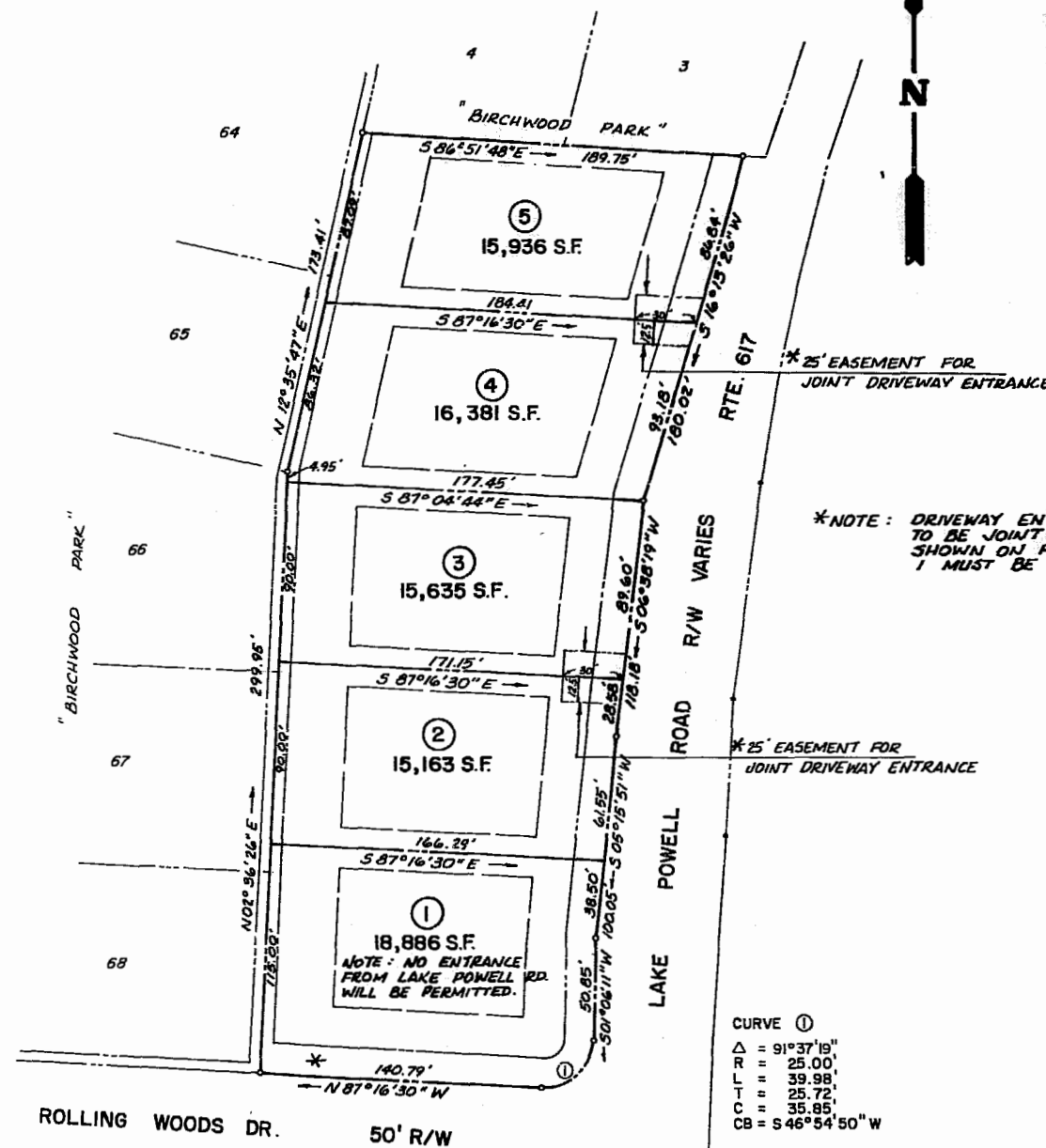
STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 5th DAY OF December, 19 89

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 51, PAGE 72

TESTE Debra Steward

CLERK



*NOTE: DRIVEWAY ENTRANCES FOR LOTS 2, 3, 4 & 5 TO BE JOINT ENTRANCES LOCATED IN EASEMENTS SHOWN ON PLAT. DRIVEWAY ENTRANCE TO LOT 1 MUST BE FROM ROLLING WOODS DR.

CURVE ①

Δ = 91°37'19"
R = 25.00'
L = 39.98'
T = 25.72'
C = 35.85'
CB = S 46°54'50" W

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 FRONTAGE:

LESS THAN 20,000 S.F. = 80'
20,000 TO 43,560 S.F. = 100'
GREATER THAN 1 ACRE = 150'

NUMBER OF LOTS = 5

TOTAL AREA SECTION 5:
82,001 S.F. / 1.882 AC.

LOT AREA:
82,001 S.F. / 1.882 AC.

RIGHT-OF-WAY AREA: EXISTING

AVERAGE LOT SIZE: 16,400 S.F.

NOTE

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

LEGEND

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

50 0 50 100
SCALE: 1" = 50'

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1860834



THE DEYOUNG-JOHNSON GROUP, INC.
ENGINEERS · ARCHITECTS · SURVEYORS

P.O. BOX 197 WILLIAMSBURG, VIRGINIA 23187 (804) 253-0673



2:03 p.m.
Recorded 5th day of Dec 1989
By No. 457 Release Steward Clerk

PLAT
ROLLING WOODS SUBDIVISION
SECTION 5

THE DIGGES BROTHERS, INC. : OWNER / DEVELOPER

JAMES CITY COUNTY

VIRGINIA

DATE AUG. 30, 1989

DESIGNED L.D.E.

DRAWN T.C.S.

SCALE 1" = 50'