

VICINITY MAP SCALE: 1" = 2000'

NO.	DELTA	RADIUS	ARC	TAN	CHORD	CHORD BEG.
1	89°37'42"	25.00'	39.11'	24.84'	35.24'	N 40°09'47"W
2	09°27'11"	427.00'	70.45'	35.31'	70.37'	N 82°32'55"W

All construction or land development activities shall be subject to the requirements of the Chesapeake Bay Preservation Area Designation and Management Regulations (VR-173-02-01) and any local ordinances adopted pursuant thereto. These regulations and ordinances may place additional requirements on lots recorded after September 30, 1989, and may limit development of lots. Owners should familiarize themselves with the regulations and ordinances and are encouraged to contact the James City County Director of Code Compliance for more information.

**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 = 11  
 TOTAL AREA SECTION = 338,443 S.F. / 7.77 AC.  
 LOT AREA = 338,443 S.F. / 7.77 AC.  
 RIGHT-OF-WAY AREA: EXISTING.  
 AVERAGE LOT SIZE = 30,768 S.F.

**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).

**NOTARIZATION**

I, Eleanor F. McCraw, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, COUNTY OF JAMES CITY, 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 COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 18th DAY OF June, 1990.

*Eleanor F. McCraw*  
 My Comm. Expires: 3/20/91  
 NOTARY PUBLIC

**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, 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. #1277  
 LYNN D. EVANS, C.L.S.

**CERTIFICATE OF APPROVAL**

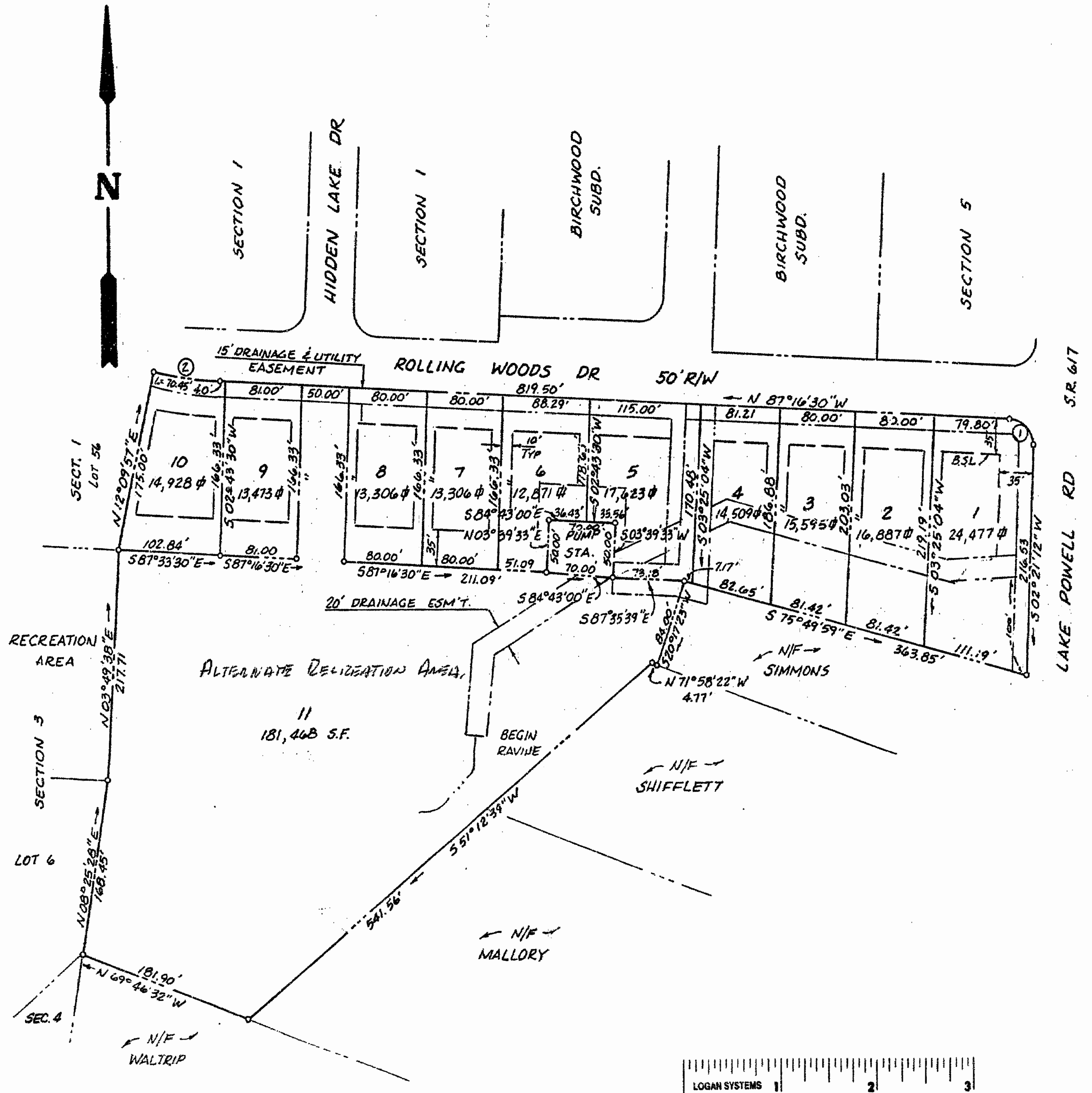
THIS SUBDIVISION KNOWN AS ROLLING WOODS SUBDIVISION SECTION 6 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

6-12-90 DATE *J.D. Hall* HIGHWAY DEPARTMENT  
 6-12-90 DATE *James H. Bowles* HEALTH DEPARTMENT  
 7/5/90 DATE *[Signature]* PLANNING DEPARTMENT

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 4th DAY OF January, 1991 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 23, PAGE 470.

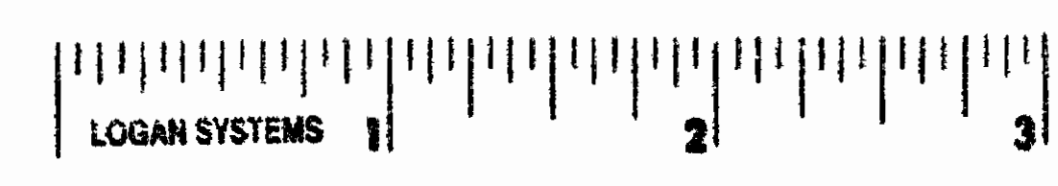
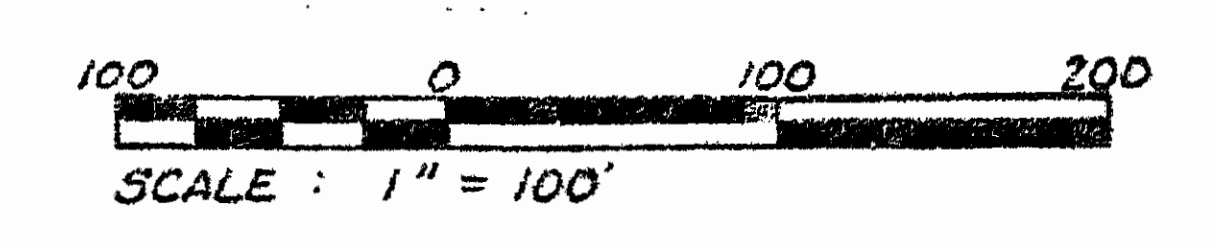
TESTE *[Signature]* CLERK  
 BY *[Signature]* Deputy Clerk



- 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



1091

1860835

PLAT  
**ROLLING WOODS SUBDIVISION**  
 SECTION 6  
 THE DIGGES BROTHERS, INC. : OWNER / DEVELOPER  
 JAMES CITY COUNTY VIRGINIA

11:50 AM  
 Recorded 499 day of Jan. 1991  
 R. 499 pages  
*[Signature]* Clerk

SEPT. 6, 1989 L.D.E. T.C.S. 1" = 100'