

LOCATION MAP 1" = 4,000'

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

Nov. 11, 1991 Fox Ridge Assoc. Inc.  
 Nov. 11, 1991 J. Carter Leub, Pres.

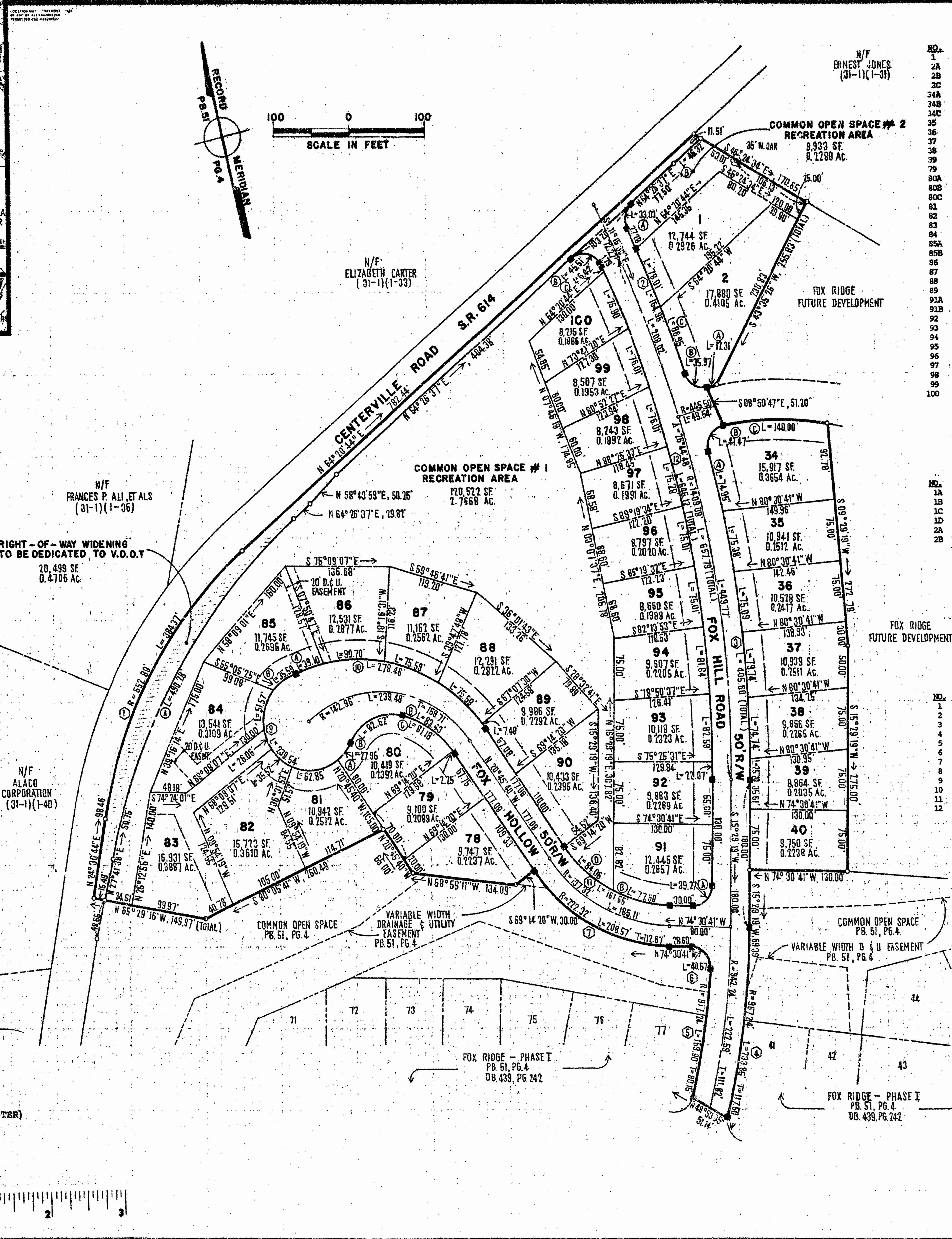
**CERTIFICATE OF NOTARIZATION**  
 STATE OF VIRGINIA  
 I, Rebecca Wilson, a Notary Public in and for the City/County and State aforesaid, do hereby certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid. Given under my hand and seal of office this 11th day of November, 1991. My Commission Expires 11/11/94.

**CERTIFICATE OF SOURCE OF TITLE**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY FERRELL GENERAL CONSTRUCTION CORP. TO FOXRIDGE ASSOCIATES INC BY DEED DATED JUNE 1989 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 473, PAGE 882.

**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 PLANNING OF SUBDIVISIONS WITHIN THE COUNTY.

**CERTIFICATE OF APPROVAL**  
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
 Nov 21, 1991  
 Nov 5, 1991  
 12/2/91

**BUILDING RESTRICTIONS**  
 PROPERTY IS ZONED GENERAL RESIDENTIAL DISTRICT, R-3 (CLUSTER) PLOTS ARE SERVED BY PUBLIC WATER AND SEWER.  
**SETBACK REQUIREMENTS:**  
 FRONT: 25' MINIMUM  
 REAR: 10' MINIMUM  
 SIDE: 5' MINIMUM



**LOT CURVE DATA**

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	03°07'10"	1434.09'	78.01'	39.02'	78.00'	N09°41'59"W
2A	01°29'58"	470.50'	12.31'	6.16'	12.31'	N86°20'56"W
2B	82°25'52"	25.00'	35.97'	21.90'	32.94'	N45°21'59"W
2C	03°28'26"	1434.09'	86.59'	43.49'	86.58'	N03°24'16"W
3A	02°59'40"	1434.09'	74.55'	37.48'	74.54'	N03°46'51"W
3A	95°02'18"	25.00'	41.47'	27.30'	36.88'	N66°48'10"W
3A	19°04'33"	420.50'	140.00'	70.65'	139.55'	S76°08'24"W
35	03°00'42"	1434.09'	75.38'	37.70'	75.37'	N03°47'02"W
36	03°00'00"	1434.09'	75.09'	37.55'	75.08'	N06°47'24"W
37	03°11'09"	1434.09'	79.74'	39.88'	79.73'	N09°52'58"W
38	02°59'09"	1434.09'	74.74'	37.38'	74.73'	N12°58'07"W
39	01°01'37"	1434.09'	25.70'	12.85'	25.70'	N14°58'32"E
79	01°05'41"	117.96'	2.25'	1.13'	2.25'	S21°18'31"E
80A	26°41'58"	60.00'	27.96'	14.24'	27.71'	N53°10'05"E
80B	78°53'52"	60.00'	82.62'	49.37'	76.25'	N79°16'02"E
80C	39°25'41"	117.96'	81.18'	42.27'	79.58'	S41°54'12"E
81	60°00'49"	60.00'	62.85'	34.65'	60.01'	S88°38'32"E
82	39°54'56"	60.00'	35.82'	18.30'	35.00'	S36°50'39"E
83	22°52'56"	60.00'	25.06'	13.24'	25.85'	S07°06'44"E
84	49°14'55"	60.00'	51.57'	27.50'	50.00'	S29°57'12"W
85A	11°02'56"	202.74'	39.10'	19.61'	39.04'	S28°04'08"W
85B	33°59'07"	60.00'	35.59'	18.34'	35.07'	S71°34'13"W
86	22°48'21"	202.74'	80.70'	40.89'	80.17'	N77°00'14"W
87	21°21'47"	202.74'	75.59'	38.24'	75.16'	N54°55'10"W
88	21°21'47"	202.74'	75.59'	38.24'	75.16'	N21°49'05"W
89	02°06'49"	202.74'	7.48'	3.74'	7.48'	S60°29'19"W
91A	90°00'00"	25.00'	39.27'	25.00'	39.47'	N61°16'42"W
91B	26°48'00"	172.32'	77.60'	22.07'	76.94'	S15°01'54"W
92	00°54'49"	1384.09'	22.07'	11.04'	22.07'	S15°01'54"W
93	03°23'16"	1384.09'	82.58'	41.30'	82.56'	S15°01'54"W
94	03°23'16"	1384.09'	81.84'	40.93'	81.83'	S09°27'46"W
95	03°06'18"	1384.09'	75.01'	37.51'	75.00'	S06°32'58"W
96	03°06'18"	1384.09'	75.01'	37.51'	75.00'	S09°06'40"W
97	03°06'58"	1384.09'	75.28'	37.65'	75.27'	S09°00'02"W
98	03°08'47"	1384.09'	76.01'	38.01'	76.00'	S07°07'51"E
99	03°08'47"	1384.09'	76.01'	38.01'	76.00'	S06°16'38"E
100	03°08'31"	1384.09'	75.90'	37.95'	75.89'	S09°24'37"E

**COMMON OPEN SPACE CURVE DATA**

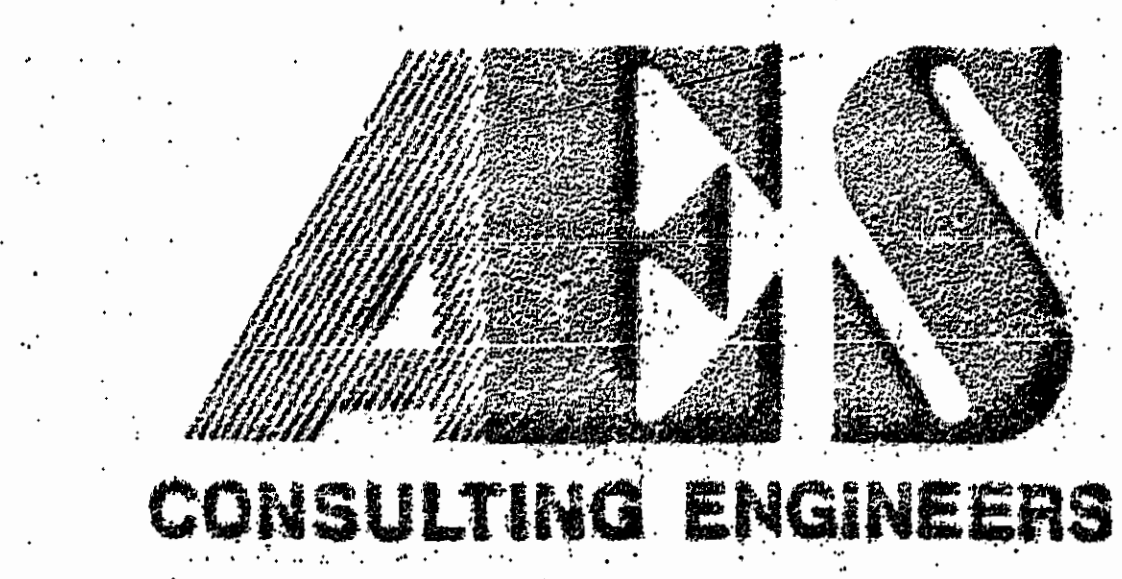
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1A	38°32'13"	728.94'	490.28'	254.82'	481.09'	S45°10'30"W
1B	104°17'53"	25.00'	45.51'	32.17'	39.48'	N63°24'26"W
1C	00°15'56"	1384.11'	6.42'	3.21'	6.42'	N11°15'30"W
1D	27°57'01"	172.32'	84.06'	42.89'	83.23'	S34°44'11"E
2A	75°42'07"	25.00'	33.03'	19.43'	30.68'	N26°35'34"E
2B	01°08'35"	2321.83'	46.32'	23.16'	46.32'	N63°52'19"E

**RIGHT-OF-WAY CURVE DATA CHART**

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	39°49'54"	552.89'	384.37'	200.32'	376.68'	N44°25'44"E
2	06°35'27"	1434.09'	164.96'	82.57'	164.87'	S07°57'46"W
3	10°12'17"	1434.09'	405.60'	204.16'	404.25'	S07°23'10"W
4	13°51'09"	967.24'	233.85'	117.50'	233.28'	S22°24'53"W
5	09°59'17"	917.24'	159.90'	80.15'	159.70'	N23°41'42"E
6	93°12'45"	25.00'	40.67'	26.44'	36.33'	N27°54'19"W
7	53°45'01"	222.32'	208.57'	112.67'	201.00'	N47°38'11"W
8	40°31'22"	117.96'	83.43'	43.55'	81.70'	N41°01'21"W
9	228°44'41"	60.00'	239.54'	109.31'	239.54'	N25°48'34"W
10	78°41'39"	202.74'	278.45'	166.22'	257.08'	S60°06'30"E
11	53°45'01"	172.32'	161.66'	87.33'	155.80'	S47°38'11"E
12	26°44'48"	1384.09'	646.12'	329.06'	640.27'	N02°06'55"E

**AREA TABULATION**

AREA OF RESIDENTIAL LOTS	355,126 S.F.	8.1526 AC.
AREA OF COMMON OPEN SPACE	130,455 S.F.	2.9948 AC.
AREA OF ROAD R/W'S	100,952 S.F.	2.3175 AC.
AREA OF R/W DEDICATION	20,499 S.F.	0.4706 AC.
<b>TOTAL AREA OF PHASE II</b>	<b>607,032 S.F.</b>	<b>13.9355 AC.</b>
NUMBER OF LOTS		32
SMALLEST LOT (100)	8,215 S.F.	0.1886 AC.
LARGEST LOT (2)	17,880 S.F.	0.4105 AC.
AVERAGE LOT SIZE	11,098 S.F.	0.2548 AC.
LOTS/GROSS ACRE		2.296 LOTS/ACRE



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 Williamsburg, Virginia 23188  
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 Fax (804) 220-8994

**RECORD PLAT**  
**FOX RIDGE**  
**PHASE II**  
 OWNER/DEVELOPER:  
 FOXRIDGE ASSOCIATES INC. TRADING AS VINTAGE DEVELOPMENT  
 JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed	JSB	Drawn	BB
Scale	1" = 100'	Date	JULY, 1991
Project No.	7105	Drawing No.	PLAT