

OWNER'S CERTIFICATE

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

DATE DEC. 8, 1992 NAME FOX RIDGE ASSOCIATIVE
 DATE J. Carter Rock, Pres. NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF VA Beach, & Laura Ann Pickett
 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 NAME THIS 7th DAY OF DECEMBER, 1992. MY COMMISSION EXPIRES 7/31/95
[Signature]
 SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAN WAS CONVEYED BY FERRELL GENERAL CONSTRUCTION CORP. TO FOX RIDGE 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 472, PAGE 482.

ENGINEER OR SURVEYOR'S CERTIFICATE

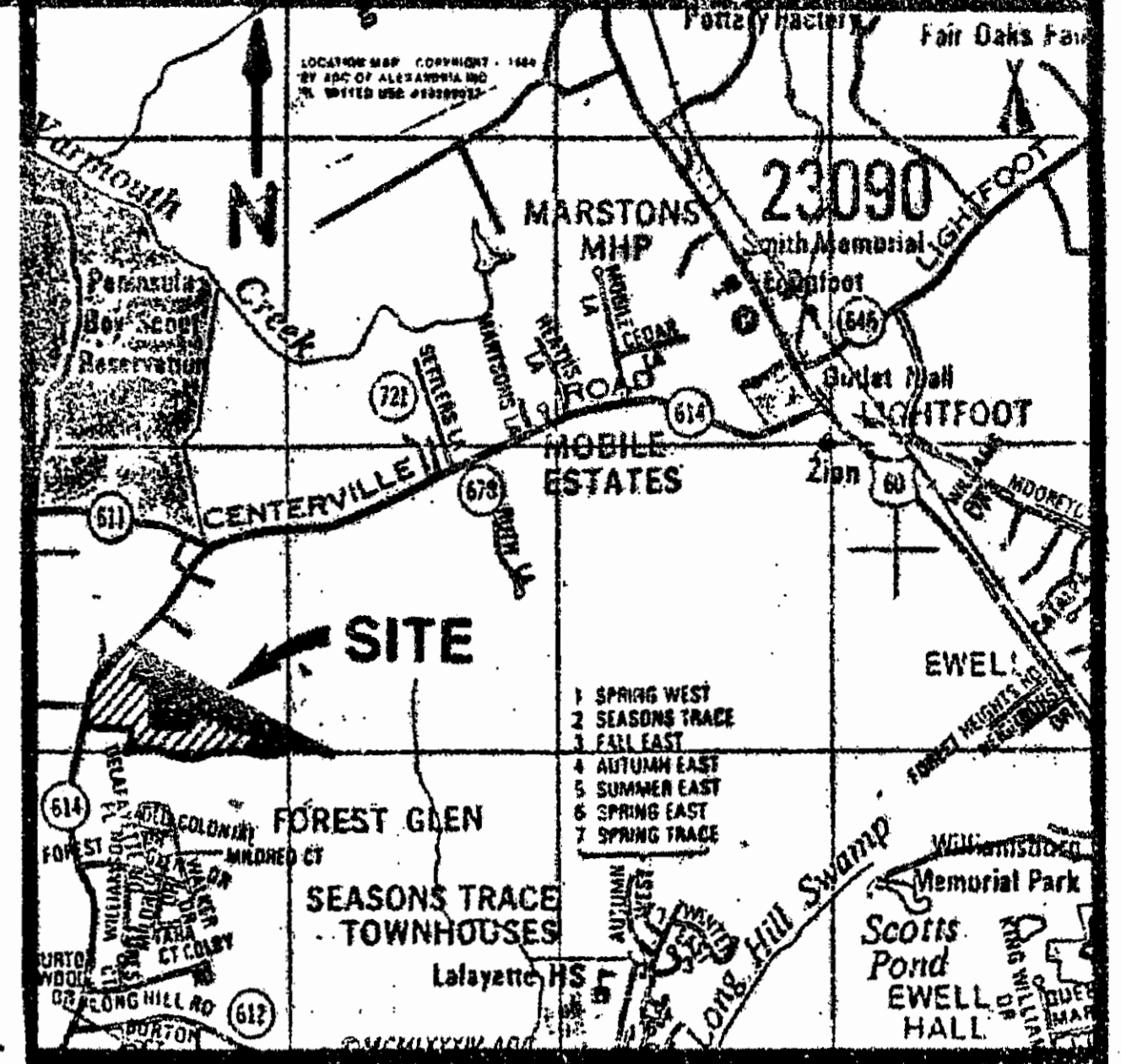
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAN COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

DATE NOV. 19, 1992 NAME A. T. Taber
 DATE G. T. WILSON, JR. C.L.S.

CERTIFICATE OF APPROVAL

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

DATE 1/4/93 NAME [Signature]
 DATE 4/8/93 NAME [Signature]
 DATE [Signature] NAME [Signature]
 DATE [Signature] NAME [Signature]



LOCATION MAP SCALE: 1" = 4,000'

AREA TABULATION

AREA OF RESIDENTIAL LOTS	340,540 S.F.	7.817 AC.
AREA OF COMMON OPEN SPACE	223,932 S.F.	5.141 AC.
AREA OF ROAD R/W'S	91,952 S.F.	2.111 AC.
TOTAL AREA OF PHASE III	656,424 S.F.	15.069 AC.
NUMBER OF LOTS		31
SMALLEST LOT (26)	8,182 S.F.	0.188 AC.
LARGEST LOT (23)	17,815 S.F.	0.409 AC.
AVERAGE LOT SIZE	10,991 S.F.	0.252 AC.
LOTS/GROSS ACRE		2.057 LOTS/ACRE

BUILDING RESTRICTIONS

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

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

NOTE: ONLY FRONT SETBACK LINES ARE SHOWN.

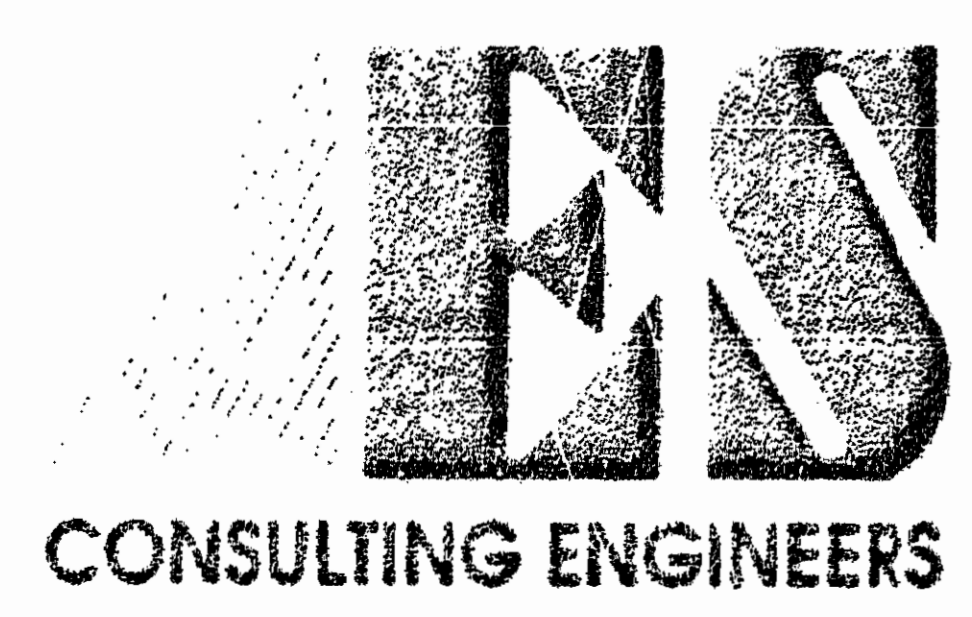
COMMON OPEN SPACE CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1A	19°28'16"	60.00'	20.39'	10.29'	20.29'	N36°40'36"W
1B	04°17'33"	470.50'	35.25'	17.63'	35.24'	N53°06'12"W
2A	19°31'04"	420.50'	144.02'	72.72'	143.32'	S56°47'24"E
2B	57°41'08"	60.00'	60.43'	33.04'	57.89'	N75°15'08"W
3	04°24'02"	262.18'	20.14'	10.07'	20.13'	S77°57'01"E

RIGHT-OF-WAY CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	01°29'58"	470.50'	12.31'	6.16'	12.31'	S86°20'56"W
2	39°11'23"	470.50'	321.82'	167.49'	315.58'	S66°00'16"E
3	44°54'02"	60.00'	47.02'	24.79'	45.83'	S68°51'35"W
4	28°48'04"	60.00'	282.54'	143.32'	295.00'	S76°06'28"W
5	65°02'05"	262.18'	297.59'	167.14'	281.87'	N16°37'31"E
6	26°48'04"	60.00'	282.53'	143.32'	295.00'	N16°37'31"E
7	65°02'05"	212.18'	240.84'	135.26'	228.11'	N76°06'28"E
8	39°16'07"	420.50'	288.19'	150.02'	282.59'	N66°02'38"W

11:18 A.M.
 Recorded 8 day of April 1993
 in
 D.P. No. 612 pages 431
 [Signature] Clerk



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (804) 253-0040
 Fax (804) 220-8994

RECORD PLAT
FOX RIDGE
PHASE III
 OWNER/DEVELOPER:
 FOX RIDGE ASSOCIATES INC. TRADING AS VINTAGE DEVELOPMENT
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed	JSB	Drawn	CMA
Scale	1" = 100'	Date	NOV, 1992
Project No.	7105	Drawing No.	PLAT