

**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**

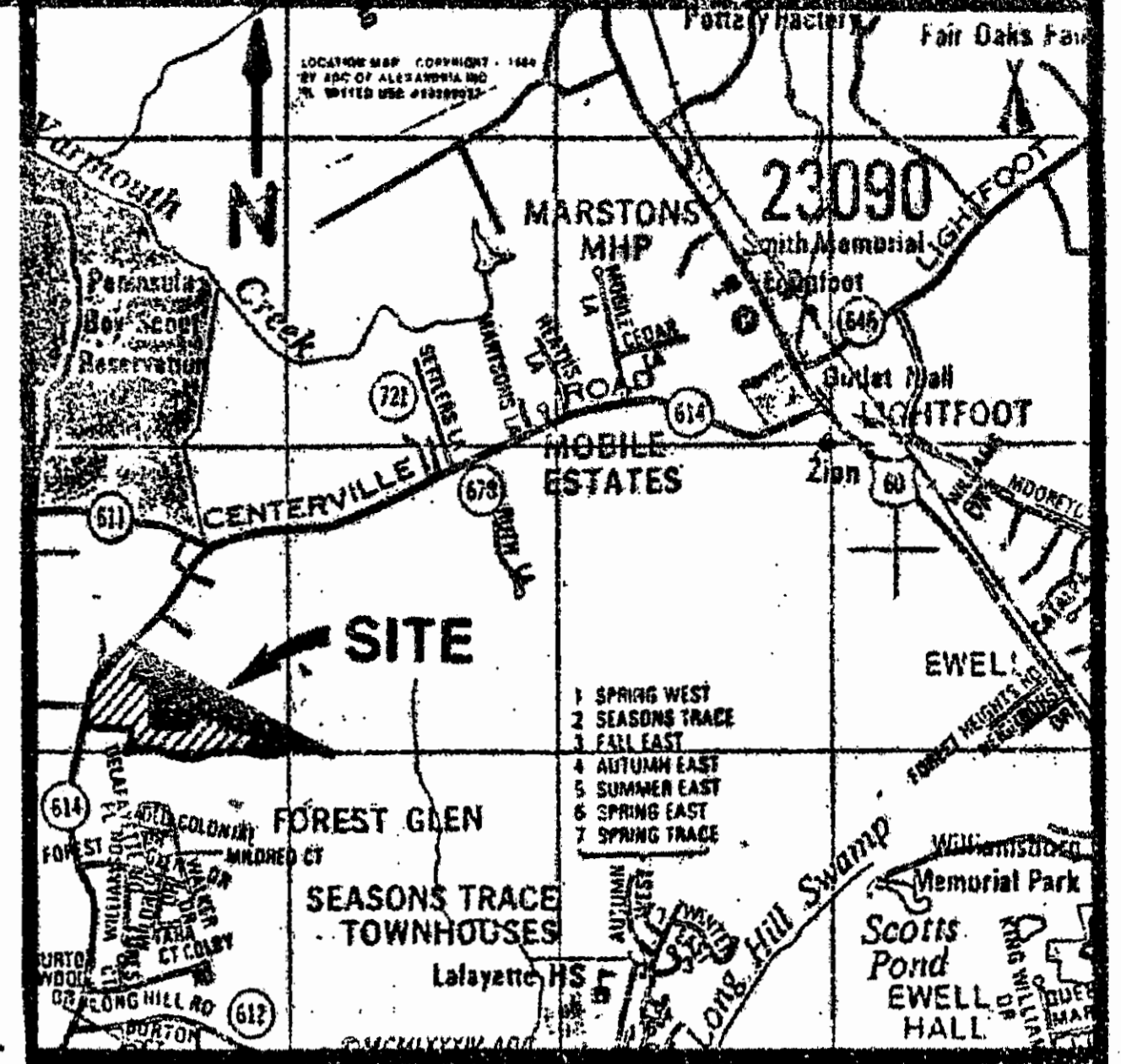
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAN COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

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.

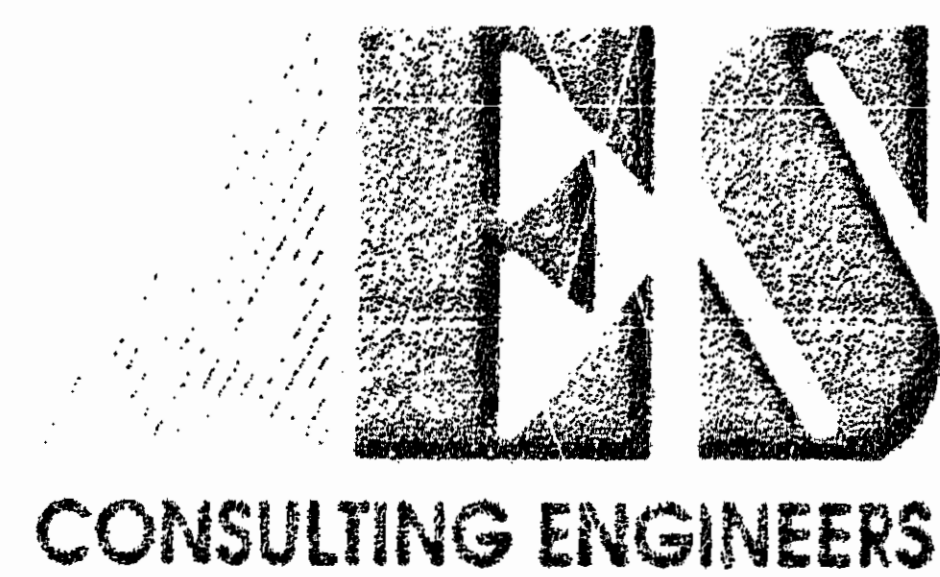
**COMMON OPEN SPACE CURVE DATA**

| 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"W   |
| 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  
 Nelson & Clark



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      |