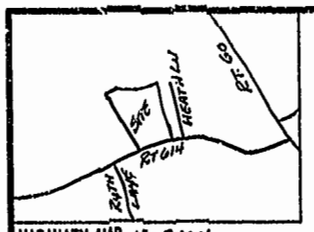
#02.0012060

86 PAGE 27



VICINITY MAP 1"= 2000'

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY EWELL MARSTON TO ELSIE M. MULLEN ETALS' WILL DATED 11/18/92 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 38, PAGE 96.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT 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.

Dean E. Raynes 1-31-02
DEAN E. RAYNES L.L.S #1633 DATE

CERTIFICATE OF APPROVAL:

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

2/15/2002 John Bass
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

2/19/2002 H. Haines EHS
DATE VIRGINIA DEPARTMENT OF HEALTH

5-9-02
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS MARSTON PARK IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES

04-27-02 Mary E Dickerson
DATE SIGNATURE
MARY E. DICKERSON
NAME PRINTED

04-27-02 Patsy A Cupp
DATE SIGNATURE
PATSY A. CUPP
NAME PRINTED

04-27-02 Elsie Mullen-Manning
DATE SIGNATURE
ELSIE MULLE-MANNING
NAME PRINTED

04-27-02 John E Marston
DATE SIGNATURE
JOHN E. MARSTON
NAME PRINTED

04-27-02 Virginia D. Townsend
DATE SIGNATURE
VIRGINIA D. TOWNSEND
NAME PRINTED

DEVELOPMENT NOTES:
1. PROPERTY IS ZONED A-1.
2. TAX PARCEL (23-4)(1-13)
3. TOTAL AREA= 23.419 ACRES
NUMBER OF LOTS EXISTING: 1 LOT AND 30 R\W (MARSTONS LANE).
PROPOSED LOTS :3 LOTS AND EXISTING 30' R\W (MARSTONS LANE).
AREA OF PARCEL A= 17.9411 AC.
AREA OF PARCEL B= 5.3769 AC.
AREA OF MARSTONS LANE= 0.702 AC.
4. THE PROPOSED 30' R\W AND EXISTING 30' R\W TO REMAIN PRIVATE.
5. EXISTING DRAINFIELD AND SEPTIC SERVING ALL RESIDENCES.
6. PROPERTY IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN PER COMMUNITY PANEL 510901 0020B.
7. BUILDING SETBACKS: FRONT 75' FROM CENTERLINE OF STREET. (R\W LESS THAN 50')
SIDE 15 MAIN STRUCTURE
5' ACCESSORY STRUCTURE
REAR 35'
8. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL REMAIN PRIVATE.
9. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED PRIOR TO ANY NEW CONSTRUCTION.
10. WATER SUPPLY IS JCSA.

SUBDIVISION
ON PROPERTY BEING
KNOWN AS
MARSTONS PARK
CONTAINING
23.419 ACRES
LOCATED IN STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=100' DATE:11/30/2000
J.N. 161.6
REVISED: 12/04/01
REVISED:01/25/02

CERTIFICATE OF NOTARIZATION:
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY I Tina LaBella, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 24 DAY OF April 2002. John MARSTON ID #224604430

Tina LaBella
SIGNATURE

MY COMMISSION EXPIRES 1/31/03.

CERTIFICATE OF NOTARIZATION:
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY I M. LaVerne Clement, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 27 DAY OF April 2002.

M LaVerne Clement
SIGNATURE

MY COMMISSION EXPIRES July 30, 2002.

CERTIFICATE OF NOTARIZATION:
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY I M. LaVerne Clement, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 27 DAY OF April 2002.

M LaVerne Clement
SIGNATURE

MY COMMISSION EXPIRES July, 30, 2002.

CERTIFICATE OF NOTARIZATION:
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY I M. LaVerne Clement, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 27 DAY OF April 2002.

M LaVerne Clement
SIGNATURE

MY COMMISSION EXPIRES July, 30, 2002.

COMMONWEALTH OF VIRGINIA
DEAN E. RAYNES
No. 1633-A
LAND SURVEYOR

HIS LAND SURVEYING, INC.
P.O. BOX 100
PROVIDENCE FORGE VIRGINIA 23140
(804) 966-7017

City of Williamsburg County of James City
Circuit Court: This PLAT was recorded on
MAY 21, 2002
at 1:36 AM/PM. PB 86 PG 27-28
DOCUMENT # 020012060
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Asst. Clerk