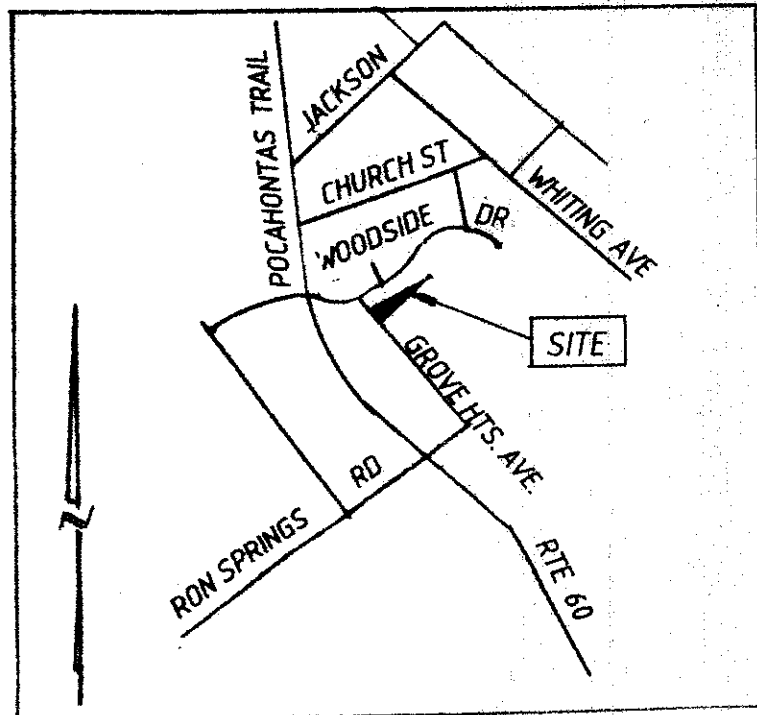


#070018684



VICINITY MAP
Scale: 1" = 1500'

OWNER'S CERTIFICATE

THIS SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S).

Michael A. Brooks
MICHAEL A. BROOKS

NOTARY CERTIFICATE

STATE OF VIRGINIA
CITY/COUNTY OF Hampton

I, Janifer Crosby, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID. DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.
GIVER UNDER MY HAND THIS 14 DAY OF March, 2007

Janifer Crosby
NOTARY PUBLIC
MY COMMISSION EXPIRES: My Commission Expires July 31, 2010

SITE DATA

ADDRESS: 101 GROVE HEIGHTS AVE.
OWNER: MICHAEL A. BROOKS
INST. #060027299
PARCEL I.D. 5230100102
ZONE: R2
AREAS:
LOT 1 = 10,879 sq ft = 0.249 +/- acre
LOT 2 = 31,908 sq ft = 0.729 +/- acre
R/W Dedication = 1,428 sq ft = 0.033 +/- acre
TOTAL SITE = 44,027 sq ft = 1.011 acre +/-

This parcel of land is in the FEMA defined flood hazard zone "X".
Community/Panel: 510201/0050 B
Dated: 2/06/1991

LOT 1 Setbacks
Front = 50' From Center Line (25' From R/W)
Rear = 35'
Sides as shown to the existing dwelling.
LOT 2 Setback Requirements:
Front = 25'
Sides = 10'
Rear = 35'

GENERAL NOTES

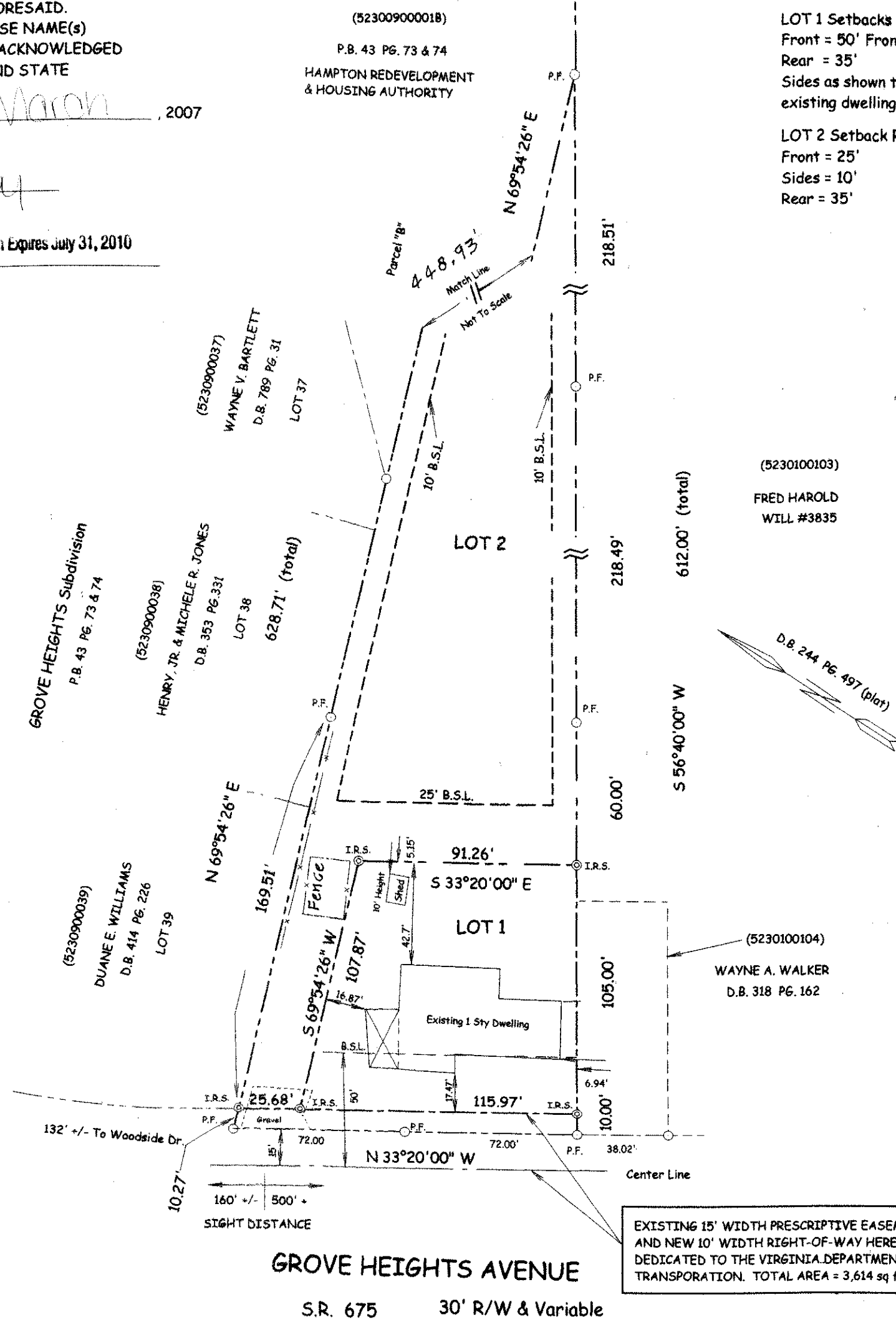
- TITLE SEARCH REPORT NOT FURNISHED.
- THIS PLAT IS A RE-SURVEY OF THE PLAT RECORDED IN D.B.244 PD. 497.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- THIS SITE IS NOT IN A RESOURCE PROTECTION AREA (RPA).
- THERE ARE NO SURFACE AREAS GREATER THAN 25% SLOPES.
- NO DRAINAGE EASEMENTS PROPOSED ON THIS SITE.
- ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- SEWER SERVICE BY JCSA
WATER SERVICE BY NN WATERWORKS
- SUBJECT TO EASEMENTS & COVENANTS OF RECORD.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

LEGEND

- P.F. = PIPE FOUND
- I.R.S. = IRON ROD SET
- (5230####) = PARCEL IDENTIFICATION NUMBER (PIN)
- B.S.L. = BUILDING SETBACK LINE (min.)

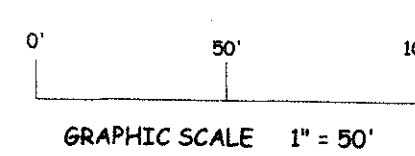
CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MICHAEL & PHYLLIS BATTEY TO MICHAEL A. BROOKS BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #060027299 AND DATED NOVEMBER 6, 2006.



EXISTING 15' WIDTH PRESCRIPTIVE EASEMENT AND NEW 10' WIDTH RIGHT-OF-WAY HEREBY DEDICATED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION. TOTAL AREA = 3,614 sq ft

GROVE HEIGHTS AVENUE
S.R. 675 30' R/W & Variable



Large/Small Plat(s) Recorded herewith as # 070018684

THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY CLAIMS ARISING AS A RESULT OF LESS THAN DESIRABLE SIGHT DISTANCES.

CERTIFICATE OF APPROVAL

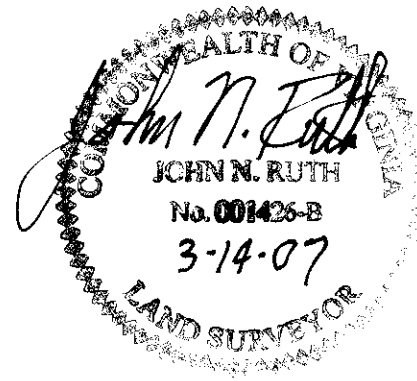
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD

Ellen Look 4/9/07
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Ellen Look 4/20/07
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.



John N. Ruth 3/14/2007
JOHN N. RUTH
LAND SURVEYOR
220 VALIREY DRIVE
HAMPTON, VA 23669
Ph/Fax (757) 851-4108

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 28 DAY OF June, 2007. @ 12:43 P.M

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 070018684

TESTE *Betsy B. Woolridge*, Clerk
BY *Christina Woolridge*, CLERK

PLAT SHOWING SUBDIVISION OF THE PROPERTY OF

MICHAEL A. BROOKS

PARCEL OF LAND CONTAINING 1.0108 acres

LOCATED ON GROVE HEIGHTS AVENUE

ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 50' DATE: MARCH 13, 2007