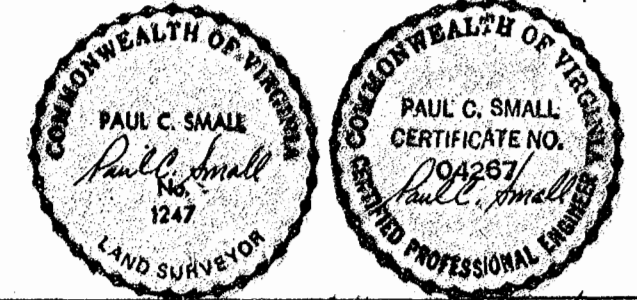


ENGINEER & SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, 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 have been complied with.

Given under our hands this 24th day of May 1976



STATE of VIRGINIA, COUNTY of JAMES CITY

I, Nancy B. Baxter, a Notary Public do certify that the persons whose names are listed to the foregoing writing have acknowledged the same before me in my city and state aforesaid. Given under my hand this 5th day of June, 1976. My commission expires May 15, 1979

STATE of VIRGINIA, COUNTY of JAMES CITY In the clerk's office of the circuit court for the County of James City the 3rd day of June 1976 The map shown hereon was presented and admitted to the record as the law directs. Teste: Juliette C. Collier, Clerk Plat Book 33 Page 75

CERTIFICATE of APPROVAL This subdivision known as approved by the undersigned in accordance with existing subdivision regulations and may be committed to record. Date 5-28-76 R.D. Witt Highway Engineer Date 6-2-76 E. R. ... Health Officer Date 6-1-76 ... Agent of Governing Body

This subdivision is with free consent and in accordance with the wishes and desires of the undersigned owners and proprietors. Title to the land shown hereon is vested in COUNTRY FARM HOUSE, INC. A VIRGINIA CORPORATION by deed dated 6-3-76, recorded in deed book 168 page 779 in the circuit court of James City County, Virginia BY HOWARD V. CLAYTON, PRES. BY W.E. SHELTON, SECRETARY

CURVE DATA TABLE

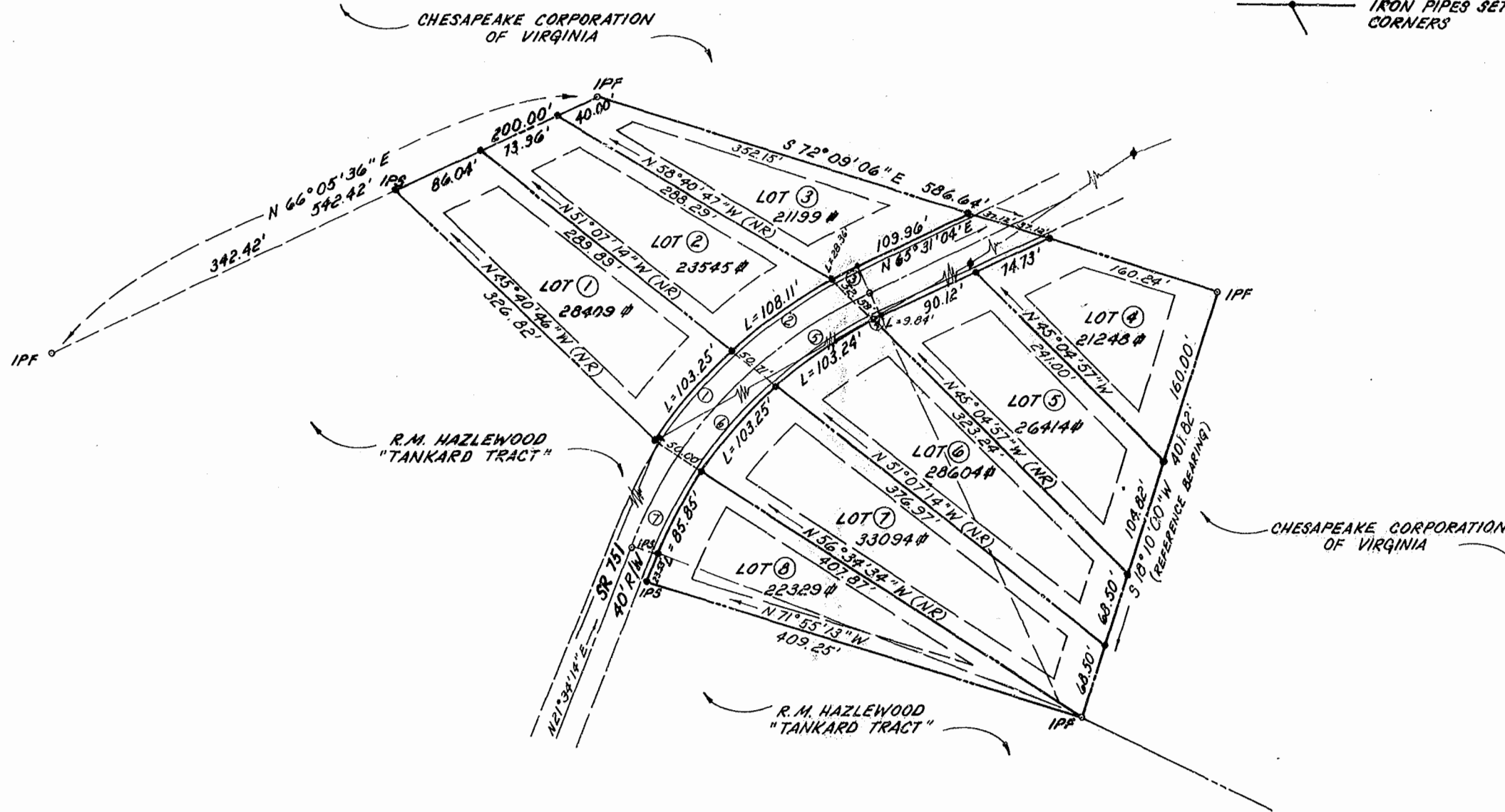
NO.	Δ	R	L	T	C	CH. BRG.
1	13° 55' 19"	443.97'	107.88'	54.21'	107.61'	N 40° 56' 45" E
2	13° 57' 05"	443.97'	108.11'	54.32'	107.84'	N 54° 52' 57" E
3	03° 39' 35"	443.97'	28.36'	14.18'	28.35'	N 63° 41' 17" E
4	01° 25' 50"	393.97'	9.84'	4.92'	9.84'	N 64° 48' 09" E
5	15° 00' 53"	393.97'	103.24'	51.92'	102.95'	N 56° 34' 48" E
6	15° 00' 59"	393.97'	103.25'	51.92'	102.95'	N 41° 33' 52" E
7	12° 29' 08"	393.97'	85.85'	43.10'	85.68'	N 27° 48' 48" E

BUILDING RESTRICTION LINES

FRONT SETBACK - 35' MINIMUM
SIDE YARDS - 15' MINIMUM, A TOTAL OF 35' FOR BOTH
REAR YARD - 35' MINIMUM
ZONING IS A-1

LEGEND

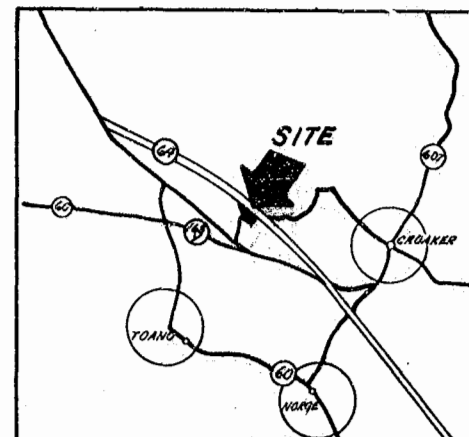
- R AND R/W LINES
- BUILDING RESTRICTION LINES
- VEP CO POWER LINE
- DENOTES IRON PIPE FOUND
- (NR) NON RADIAL IRON PIPES SET AT ALL LOT CORNERS



NOTES

- BEARINGS ARE REFERENCED TO A PLAT PREPARED BY W.D. THOMAS, SURVEYOR DATED FEBRUARY, 1957 (DB 67, PG. 462)
- DISTANCES ARE AS FOUND IN THE FIELD.
- REFERENCES INCLUDE THE FOLLOWING:
 - A. UNRECORDED SURVEYS BY R.D. WITT, ENGINEER DATED MARCH 1964 AND APRIL 1964.
 - B. UNRECORDED PLAT BY CHESAPEAKE CORPORATION C. DB 35, PG 61
 - D. DB 166, PG 772 AND 779
 - E. DB 67, PGS. 460, 461, AND 462.
 - F. SURVEY BY SIDNEY SMITH, SURVEYOR, DATED JANUARY, 1900.
 - G. WILL BOOK 10, PG 499.
- NOTE THAT SR 751 WAS FORMERLY SR 608.
- 50' R/W IS HEREBY DEDICATED FOR PUBLIC USE WITHIN THE PERIMETER OF THIS SUBDIVISION.

- TOTAL AREA SUBDIVIDED = 5.125 AC.
- AREA OF LOTS = 4.703 AC.
- AREA OF R/W = 0.422 AC.
- NUMBER OF LOTS = 8
- AVERAGE LOT SIZE = 25605 SQ. FT.



LOCATION MAP SCALE: 1" = 2 MILES



DEWARD M. MARTIN & ASSOCIATES, INC. ENGINEERS, PLANNERS, & SURVEYORS ROUTE 3 BOX 243-C WILLIAMSBURG, VIRGINIA 23185

PLAT OF "SAND HILL" COUNTRY FARM HOUSE, INC. OWNER/DEVELOPER

DES P.C.S.	JOB NO 90045	
DRWN R.S.B.	DATE MAY 21, 1976	SHEET NO 1
APP P.C.S.	SCALE 1" = 100'	OF 1 SHEETS