

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 18th day of JAN 1978



STATE of VIRGINIA, COUNTY of JAMES CITY
I, EUNA J. CALDWELL, a Notary Public

do certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in my County and state aforesaid.

Given under my hand this 18th day of JANUARY, 1978
My commission expires 11/29/81

STATE of VIRGINIA, COUNTY of JAMES CITY
In the clerk's office of the circuit court for the County of James City the 30 day of DEC. 1977

The map shown hereon was presented and admitted to the record as the law directs.

Teste: Jubette C. Clohiser, Clerk
Plat Book 34 Page 76

CERTIFICATE of APPROVAL

This subdivision known as SAND HILL - SECTION II is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

Date 2-3-77 J. L. Hall Highway Engineer
Date 2-24-77 William C. Bassett Health Officer
Date 12-30-77 William C. Bassett 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. by deed dated 12/30/77, recorded in deed book 179 page 14 in the circuit court of James City County, Virginia
BY William C. Bassett PRESIDENT

CURVE DATA TABLE

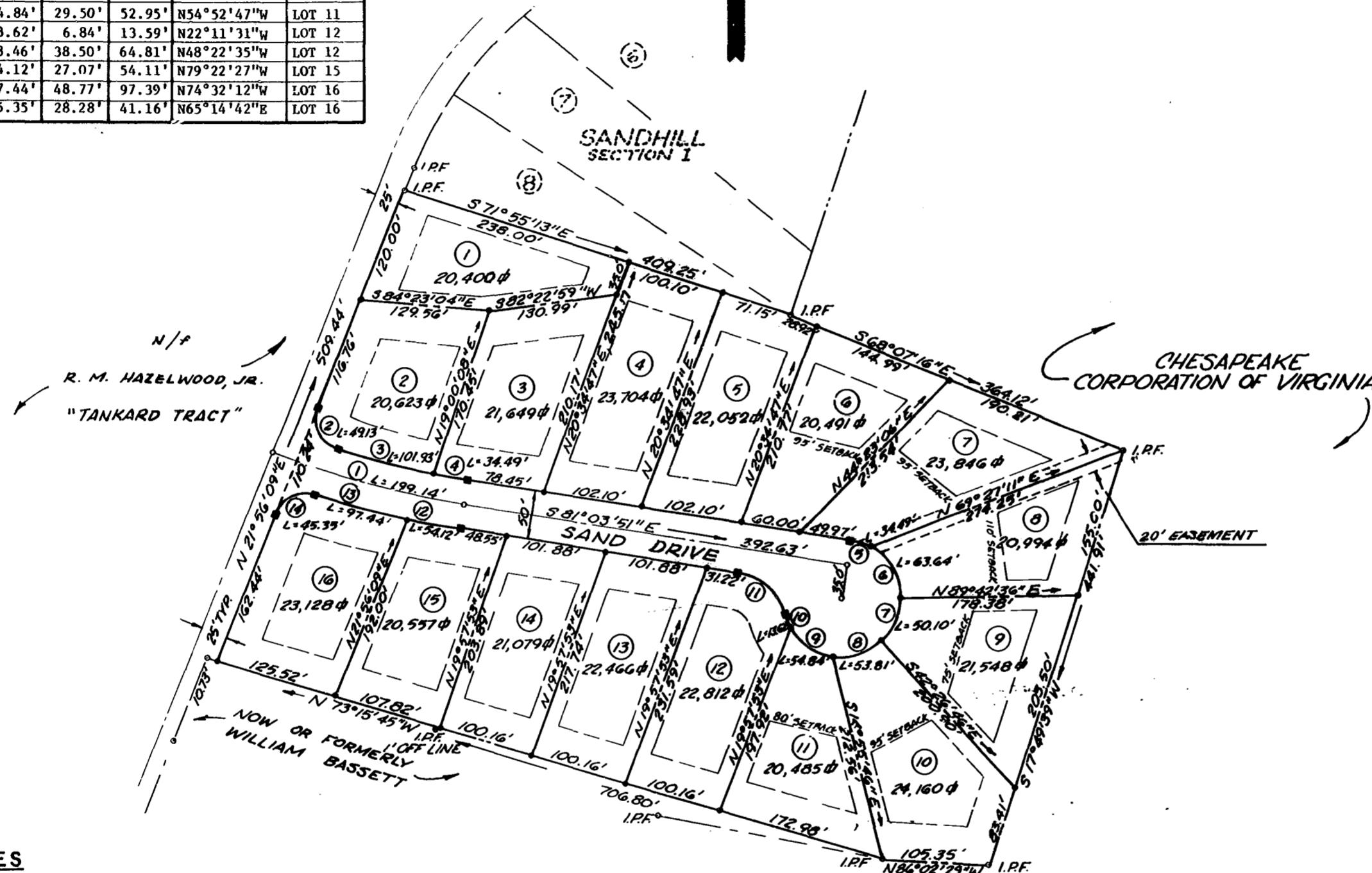
NO.	ANGLE	RADIUS	ARC	TAN	CHORD	CHORD BEARING	REMARKS
1	13° 00' 00"	877.69'	109.14'	100.00'	198.72'	N74°33'52"W	C/L R/W
2	93° 50' 00"	30.00'	49.13'	32.08'	43.82'	N24°58'51"W	LOT 2
3	06° 50' 56"	852.69'	101.93'	51.02'	101.87'	S75°19'19"E	LOT 2
4	02° 19' 04"	852.69'	34.49'	17.25'	34.49'	S79°54'22"E	LOT 3
5	20° 00' 00"	60.00'	20.94'	10.58'	20.84'	S71°03'51"E	LOT 7
6	60° 46' 27"	60.00'	63.64'	35.18'	60.70'	S30°40'37"E	LOT 8
7	47° 50' 38"	60.00'	50.10'	26.62'	48.66'	S23°37'56"W	LOT 9
8	51° 22' 55"	60.00'	53.81'	28.86'	52.02'	S73°14'43"W	LOT 10
9	52° 22' 06"	60.00'	54.84'	29.50'	52.95'	N54°52'47"W	LOT 11
10	13° 00' 26"	60.00'	13.62'	6.84'	13.59'	N22°11'31"W	LOT 12
11	65° 22' 32"	60.00'	68.46'	38.50'	64.81'	N48°22'35"W	LOT 12
12	03° 26' 06"	902.69'	54.12'	27.07'	54.11'	N79°22'27"W	LOT 15
13	06° 11' 04"	902.69'	97.44'	48.77'	97.39'	N74°32'12"W	LOT 16
14	86° 37' 10"	30.00'	45.35'	28.28'	41.16'	N65°14'42"E	LOT 16

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

NOTE: SPECIAL SETBACK LINES FOR LOTS (6) THRU (11)

50' R/W OF SAND DRIVE HEREBY DEDICATED FOR PUBLIC USE.

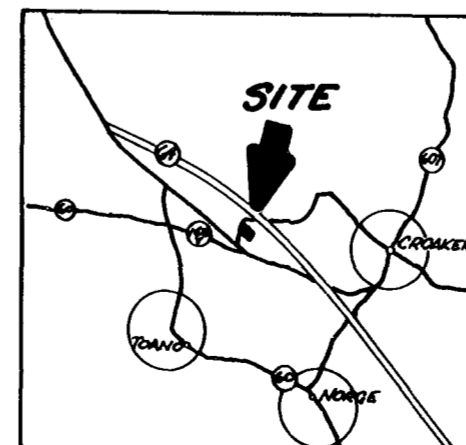


NOTES

- BEARINGS ARE REFERENCED TO A PLAT OF "SAND HILL" BY DEWARD M. MARTIN & ASSOCIATES DATED MAY 21, 1976 AND RECORDED IN JAMES CITY COUNTY COURT HOUSE IN PLAT BOOK 33 PAGE 75.
- DISTANCES ARE AS FOUND IN THE FIELD.
- REFERENCES INCLUDE THE FOLLOWING:
 - UNRECORDED PLAT BY CHESAPEAKE CORPORATION.
 - UNRECORDED SURVEYS BY R. D. WITT, ENGINEER, DATED MARCH 1964 AND APRIL 1964.
 - D. B. 168, PG. 772, 779.
 - D. B. 125, PG. 522.
 - P. B. 27, PG. 47.
- SR 751 WAS FORMERLY SR 608.
- 25' R/W FROM C/L OF SR 751 IS HEREBY DEDICATED FOR PUBLIC USE.
- TOTAL AREA SUBDIVIDED = 8.92 AC.
- AREA OF LOTS = 8.03 AC.
- AREA OF R/W = 0.89 AC.
- NUMBER OF LOTS = 16
- AVERAGE LOT SIZE = 21874.5 SQ. FT.

LEGEND

- PROPERTY & R/W LINES
- - - - - BUILDING RESTRICTION LINES
- DENOTES IRON PIPE FOUND
- IRON PIPES SET AT ALL LOT CORNERS
- (NR) NON RADIAL LINES



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-SECTION II COUNTRY FARM HOUSE, INC OWNER/DEVELOPER

DES	S.B.W.	JOB NO	90030-87	SHEET NO	1
DRWN	S.B.W.	DATE	JUNE 24, 1977	OF	1 SHEETS
APP	P.C.S.	SCALE	1" = 100'		