

**OWNER'S CONSENT & DEDICATION**

THIS SUBDIVISION IS WITH THE 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 CHARLES A. SHEPPARD AND DOUGLAS L. KINLEY BY DEED FROM UNITED VIRGINIA BANK DATED AUGUST, 28, 1985, RECORDED IN DB 280 AT PG. 352 IN THE CLERK'S OFFICE IN THE JAMES CITY COUNTY, VIRGINIA.

BY Charles A. Sheppard  
CHARLES A. SHEPPARD  
BY Douglas L. Kinley  
DOUGLAS L. KINLEY

STATE OF VIRGINIA,

I, R.B. Holler, A NOTARY PUBLIC DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 7<sup>th</sup> DAY OF May, 1986

MY COMMISSION EXPIRES Aug 29, 1986

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 13 DAY OF May, 1986, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Helene S. Ward, CLERK

PLAT BOOK 42, PAGE 61

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION KNOWN AS SUBDIVISION OF THE PROPERTY OF SHEPPARD AND KINLEY IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

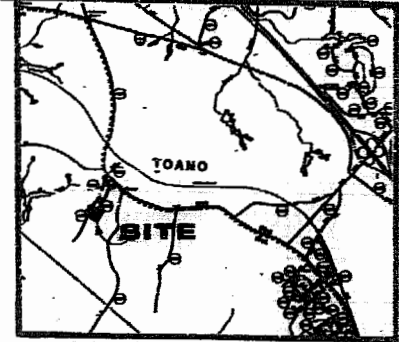
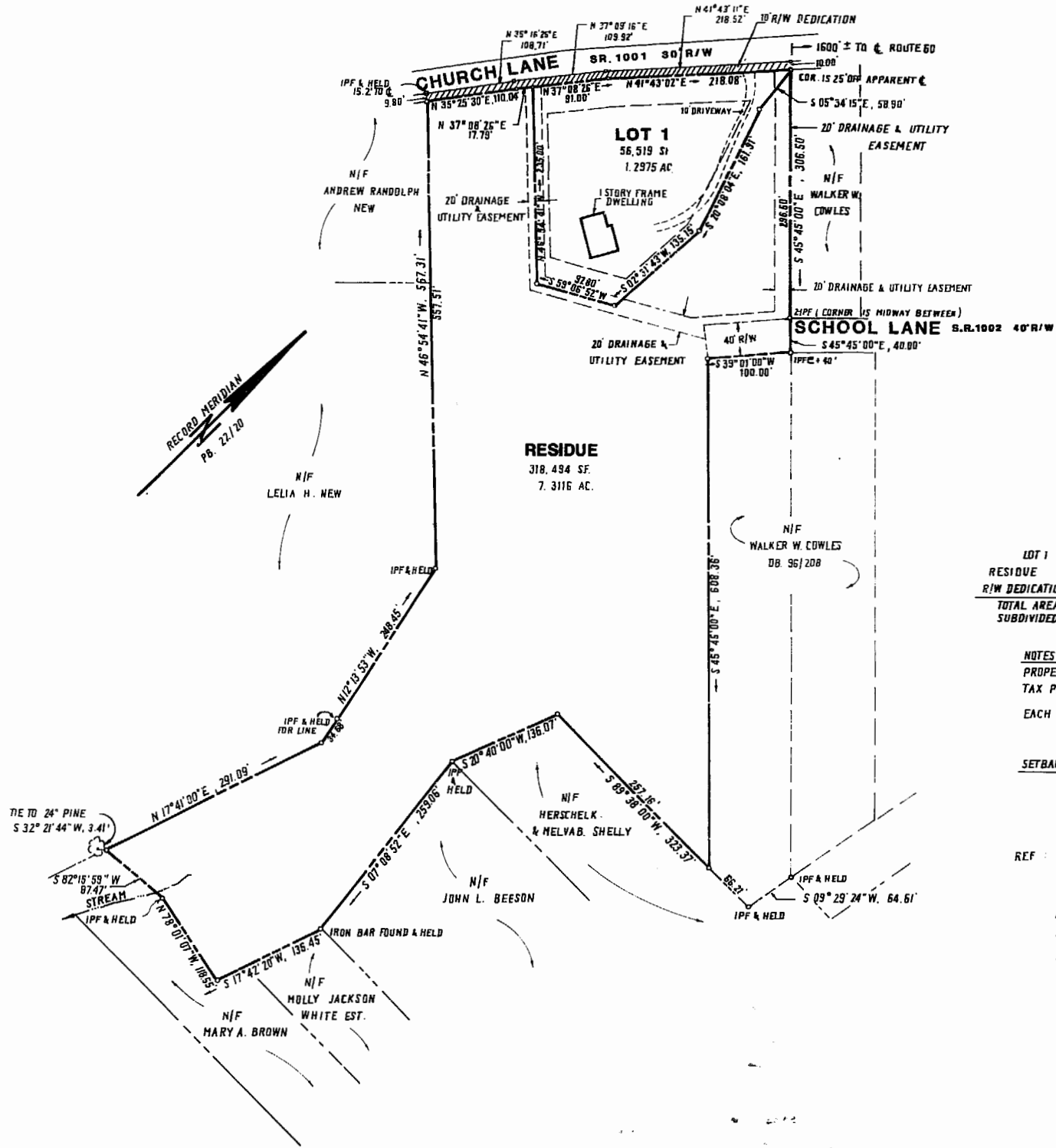
DATE 5-8-86 F.D. Hall  
HIGHWAY ENGINEER  
DATE 5-8-86 B. B. ...  
HEALTH OFFICER  
DATE 5/9/86 ...  
AGENT OF GOVERNING BODY

**ENGINEER'S & 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 MY HAND THIS 16<sup>th</sup> DAY OF April, 1985

BY: Paul C. Small  
PAUL C. SMALL, P.E., C.L.S.



**LOCATION MAP**

**AREA TABLE**

LOT 1	56,519 SF	1.2975 AC.
RESIDUE	318,494 SF	7.3116 AC.
R/W DEDICATION	4,351 SF	0.0999 AC.
<b>TOTAL AREA SUBDIVIDED</b>	<b>379,364 SF</b>	<b>8.7090 AC.</b>

**NOTES:**

PROPERTY IS ZONED A-1 AND IS ALL OF TAX PARCEL (12-3)(1-38)

EACH LOT TO HAVE PUBLIC WATER AND SEWER.

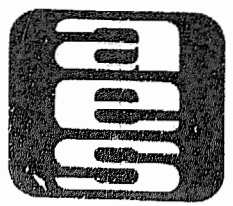
**SETBACK LINE REQUIREMENTS:**

- FRONT - 35'
- SIDES - 15' MIN.
- REAR - 35'

REF: PLAT BY R.B. CARTWRIGHT, C.L.S. DATED JULY 22, 1963 (PB 22/20)

ADJACENT PROPERTY OWNERS & LINES ARE PER JAMES CITY COUNTY TAX MAPS.

THIS PLAT REPRESENTS A CURRENT SURVEY ON THE GROUND.

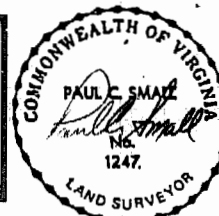


**AES**, a professional corporation

1761 Jamestown Road, Williamsburg, Va. 23185  
804-253-0040

Architecture, Engineering, Surveying, Planning

**SUBDIVISION OF THE PROPERTY OF SHEPPARD & KINLEY SECTION I**  
LOCATED ON THE EAST SIDE OF CHURCH LANE, SOUTHWEST OF TOANO.  
POWhatan DISTRICT    JAMES CITY COUNTY    VIRGINIA



12:50 p.m.

Recorded	13 <sup>th</sup> day of May 1986	
By	D. B. No. 301 - James (51)	
	Helene S. Ward, Clerk	
No.	DATE	REVISION / COMMENT / NOTE
2	1/21/86	GENERAL REVISIONS
1	1/12/85	REVISED SUBDIVISION

Designed PCS	Drawn B.B.
Scale 1" = 100'	Date 1/18/85
Project No. <b>5796</b>	
Drawing No. PLAT	