

VICINITY MAP - SCALE: 1"=4000'

SOURCE OF TITLE:

TITLE TO HENRY A. TYSSSEN, JR. WAS GRANTED BY DEED DATED APRIL 16, 1964 AND RECORDED IN DEED BOOK 98, PAGE 115-120.
 TITLE TO RACHEL M. GREENLEAF WAS GRANTED BY DEED DATED NOVEMBER 29, 1954 AND RECORDED IN DEED BOOK 52, PAGE 433 AT THE WILLIAMSBURG / JAMES CITY COUNTY COURTHOUSE AS REQUIRED BY LAW.

NOTES:

- 1) TOTAL AREA SUBDIVIDED: 29,368 ACRES
- 2) PROPERTY IS TAX MAP # (14-2) (1-1), (14-2) (1-2) & (14-2) (1-36)
- 3) PROPERTY IS ZONED "A-1"
- 4) ALL AREAS ARE TO SURVEY LINES
- 5) EASEMENTS SHOWN HEREON FOR INGRESS & EGRESS SHALL REMAIN PRIVATE. A DRIVE WITHIN THE EASEMENT SHALL BE MAINTAINED BY THE ADJACENT OWNERS, IN A CONDITION PASSABLE IN ALL WEATHER BY EMERGENCY VEHICLES.
- 6) THIS IS A FAMILY SUBDIVISION IN ACCORDANCE WITH ARTICLE 19-9.1 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 7) PARCELS ARE TO BE CONVEYED TO IMMEDIATE FAMILY MEMBERS OF THE PROPERTY OWNERS AS DEFINED BY THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 8) LOTS TO BE SERVED BY WELL & SEPTIC TANK.
- 9) MINIMUM BUILDING SETBACK LINES: 35'-FRONT, 15'-SIDE, 35'-REAR

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

I, Richard T. Spearman, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS (ARE) SIGNED TO THE WRITING BELOW HAS (HAVE) ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 10 DAY OF MAY, 1987.

SIGNED: _____

MY COMMISSION EXPIRES: 11-1-91

OWNER'S CONSENT:

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S).

Richard T. Spearman

CERTIFICATE OF APPROVAL:

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

AGENT OF GOVERNING BODY: _____ DATE: 6/8/87
 HEALTH OFFICER: _____ DATE: _____
 HIGHWAY DEPARTMENT: _____ DATE: _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL THE REQUIREMENTS FOR THE PLATTING OF SUBDIVISIONS IN THE COUNTY OF JAMES CITY HAVE BEEN COMPLIED WITH.

ALSO, THAT THIS PLAT IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

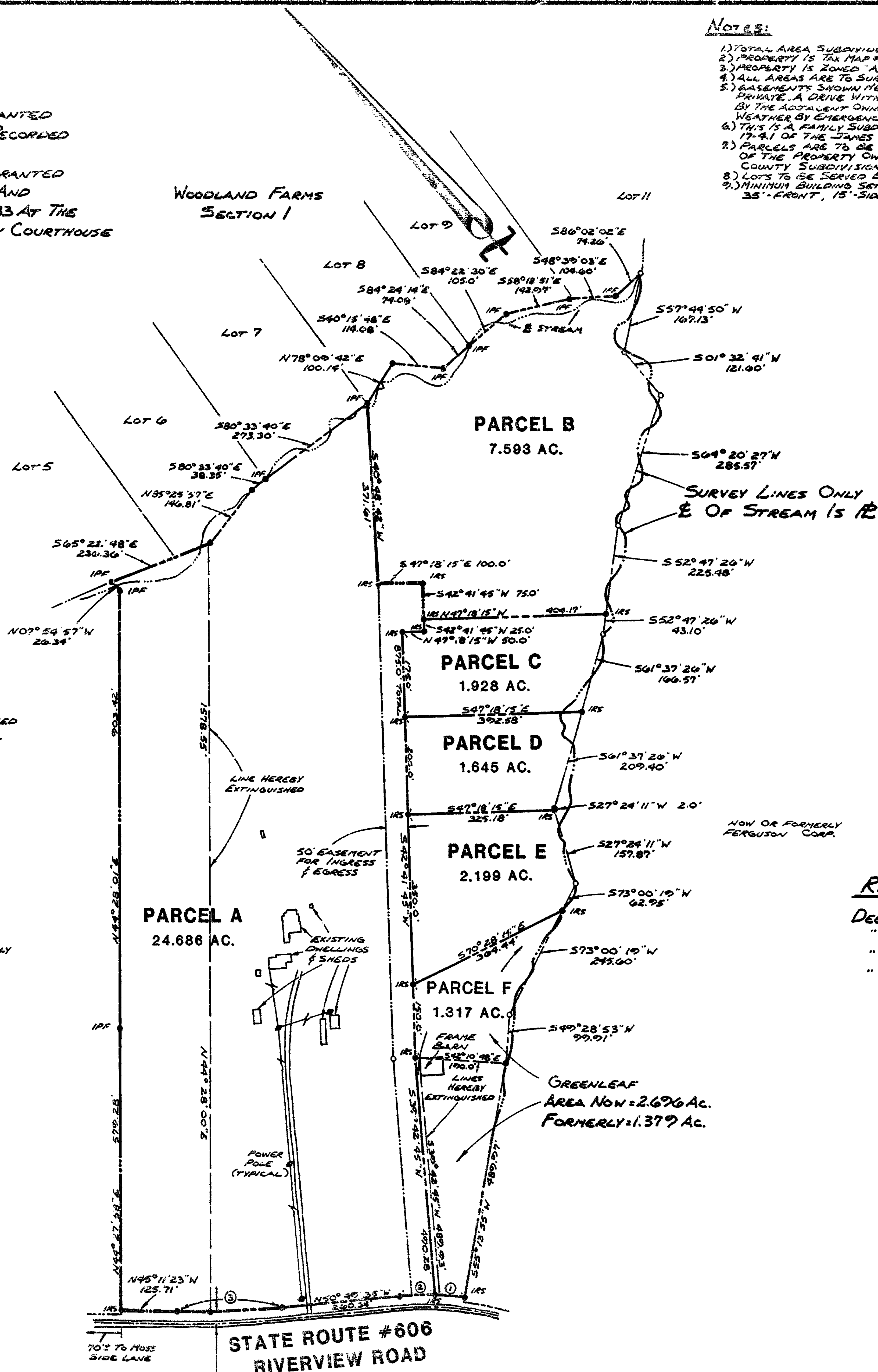
GIVEN UNDER MY HAND THIS 10 DAY OF MAY, 1987.



PREPARED BY
SPEARMAN & ASSOC., INC. - LAND SURVEYING
 P.O. BOX # 1244
 WILLIAMSBURG, VIRGINIA - 23187
 (804) 566-1319

LEGEND:

- IPF DENOTES IRON PIPE FOUND.
- IRS DENOTES IRON ROD SET.
- PROPERTY LINE EXTINGUISHED
- - - INGRESS & EGRESS EASEMENT
- PROPERTY LINE
- ~ ~ ~ E. STREAM



REFERENCES:

Deed Book 52, Page 433	
" " 89, " 5	
" " 98, " 115	
" " 98, " 119	

STATE ROUTE #606
 RIVERVIEW ROAD

25' STRIP HEREBY DEDICATED FOR FUTURE HIGHWAY WIDENING.

CURVE DATA

①	②	③
Δ: 05°33'47"	Δ: 06°17'4"	Δ: 05°38'09"
R: 698.08'	R: 698.08'	R: 2401.35'
L: 67.78'	L: 76.60'	L: 230.21'
T: 33.52'	T: 38.59'	T: 110.20'
C: 67.75'	C: 76.56'	C: 230.11'
CB: N41°45'25"W	CB: N47°40'55"	CB: N48°00'27"W

FAMILY SUBDIVISION
 OF PROPERTY STANDING IN THE NAME OF
HENRY A. TYSSSEN, JR.
 BOUNDARY LINE ADJUSTMENT
 BETWEEN THE PROPERTIES OF
HENRY A. TYSSSEN, JR.
& RACHEL T. GREENLEAF
 LOCATED
 JAMES CITY COUNTY, VIRGINIA

SCALE: 1"=200'

DATE: MAY 4, 1987

F.B. F'

J.O. 43452