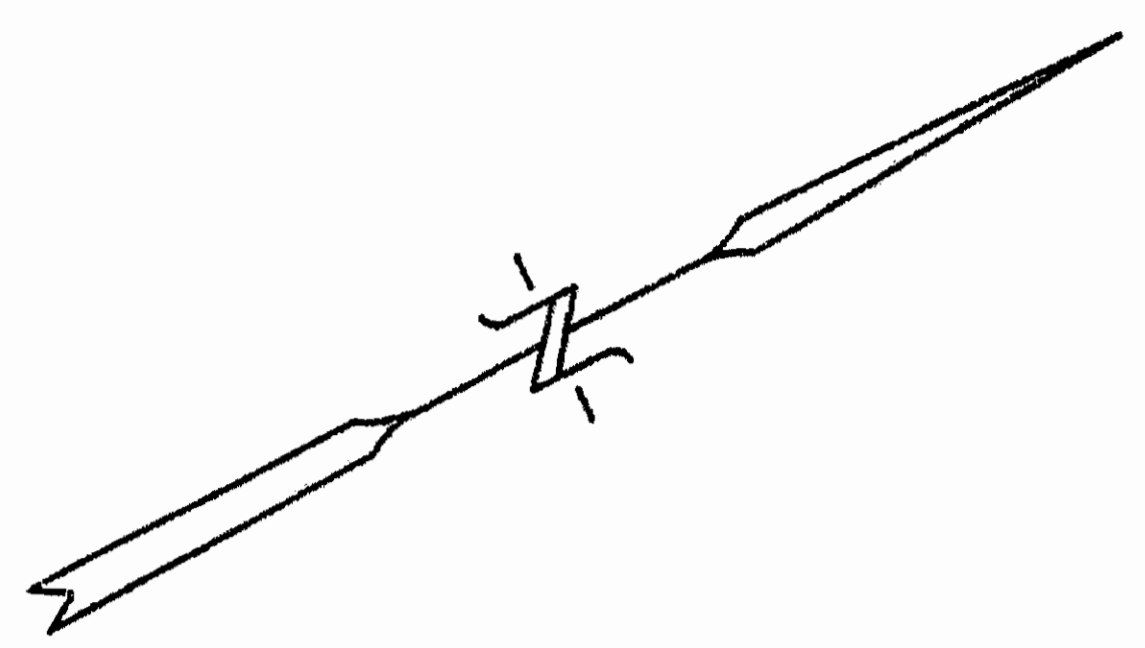


**SOURCE OF TITLE:**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WESLEY E. & VIRGINIA SHELDON TO KENNETH M. FRIESEN BY DEED DATED FEBRUARY 23, 1988 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 382, PAGE 667.

**CURVE DATA**

(A)	(B)	(C)
Δ = 23° 38' 13"	Δ = 10° 17' 58"	Δ = 05° 10' 14"
R = 484.80'	R = 484.80'	R = 2457.48'
L = 200.00'	L = 87.15'	L = 221.77'
C = 198.58'	C = 87.03'	C = 221.70'
CB = S 08° 40' 12" W	CB = S 28° 38' 18" W	CB = S 33° 22' 24" W

- NOTES:**
- 1) TOTAL AREA SUBDIVIDED = 5.00 ACRES ±.
  - 2) PROPERTY IS TAX MAP # (11-3) (1-30).
  - 3) ADDRESS: #223 IVY HILL ROAD.
  - 4) PROPERTY IS ZONED "A-1" (COND. SUP 15-87).
  - 5) MINIMUM LOT SIZE = 2.00 ACRES (SEC. 20-112B).
  - 6) MINIMUM LOT WIDTH = 150'.



**STATE OF VIRGINIA, COUNTY OF JAMES CITY:**

JEFFREY K. ROBINSON A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 21<sup>st</sup> DAY OF AUGUST, 1992.

MY COMMISSION EXPIRES: 3/28/93

*Jeffrey K. Robinson*

**OWNER'S CONSENT:**

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.

SIGNED: *Kenneth M. Friesen*

SIGNED: \_\_\_\_\_

SIGNED: \_\_\_\_\_

SIGNED: \_\_\_\_\_

**CERTIFICATE OF APPROVAL:**

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

AGENT OF GOVERNING BODY:  
 SIGNED: *James H. Bowles* 9/1/92

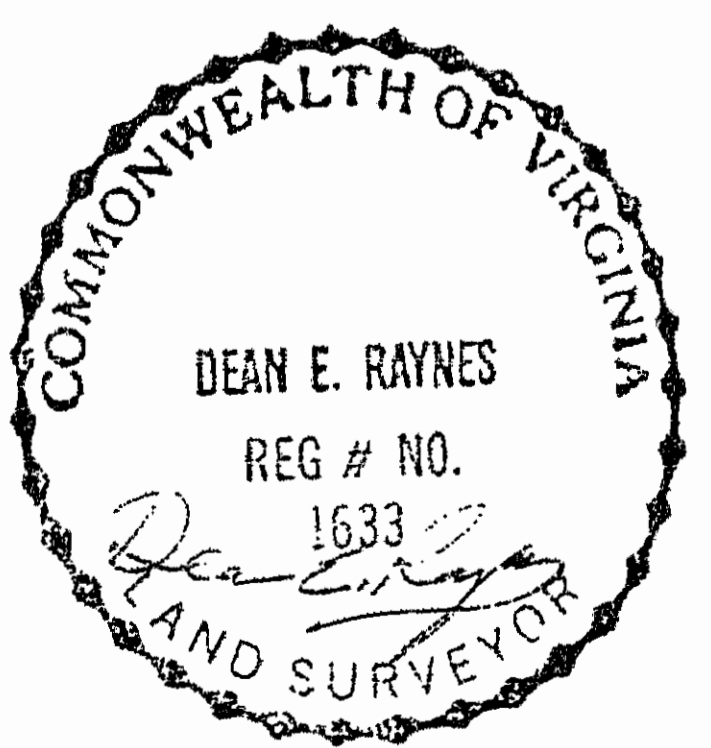
HEALTH OFFICER:  
 SIGNED: *James H. Bowles*

HIGHWAY DEPT.:  
 SIGNED: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

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

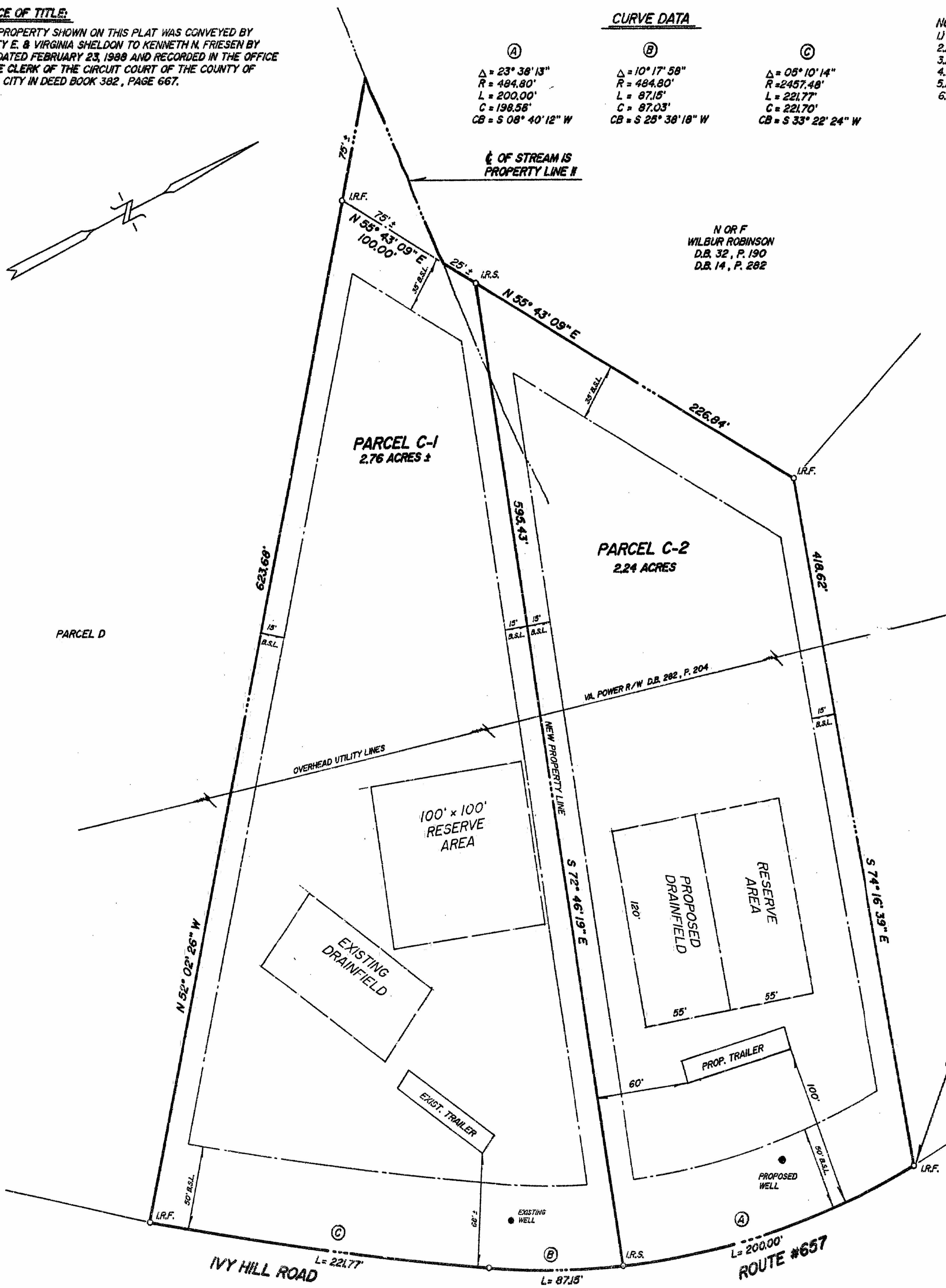
DATE: 2/26/92 *Dean E. Raynes*



PREPARED BY  
 H. I. S. LAND SURVEYING  
 ROUTE #60  
 LANEXA, VIRGINIA 23089  
 (804) 966-7017

PLAT RECORDED IN  
 DEED BOOK 582 PAGE 28

RECORDED 22 Sept 1992  
 2:28 PM  
 530



**NOTE:**  
 A COPY OF THIS PLAT IS ON FILE WITH THE JAMES CITY COUNTY HEALTH DEPARTMENT WHICH SHOWS THE APPROVED WELL AND DRAINFIELD LOCATIONS FOR EACH LOT IN THIS SUBDIVISION.

**REFERENCES:**  
 PLAT BOOK 38, PAGE 93  
 PLAT BOOK 46, PAGE 8

**SUBDIVISION PLAT**  
 ON PROPERTY BEING  
**PARCEL C, IVY HILL FARMS**  
 BEING  
**5.00 ACRES ±**  
 LOCATED

JAMES CITY COUNTY, VIRGINIA  
 SCALE: 1" = 50' DATE: FEBRUARY 26, 1992  
 REV'D: AUGUST 21, 1992  
 J.O. # 113 F.B. "F"

