

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "BEESON SUBDIVISION PHASE II" IS WITH THE FREE CONSENT AND IN THE ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S).  
 DATE: 8/11/93  
 KRISTIN C. SPENCER AND MALLORY P. SPENCER

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF JAMES CITY, CAROL C. PIERCE  
 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 HAND THIS 12th DAY OF AUGUST, 1993. MY COMMISSION EXPIRES MAY 31, 1996.  
 CAROL C. PIERCE  
 NOTARY PUBLIC

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JENNIS E. BASTON VIRGINIA BASTON, JOHN BEESON, JUANITA L. PIGGOTT, RICHARD V. PIGGOTT, JULY KENNETH C. SPENYER AND MALLORY P. SPENCER, BY DEED DATED 07/19/1993 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 690 PAGE 126.

**ENGINEERS OR SURVEYOR'S CERTIFICATE**

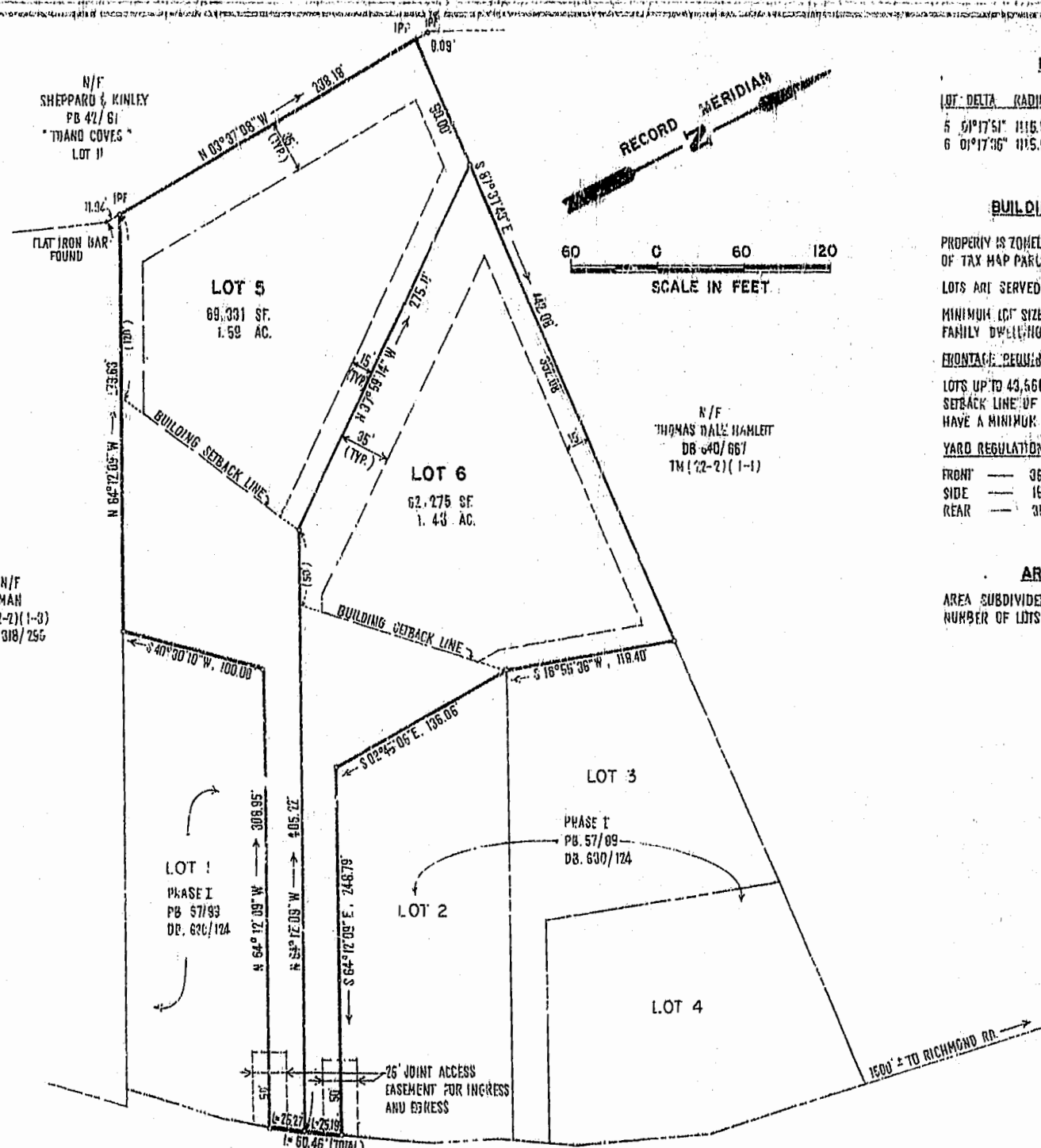
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.  
 DATE: Aug. 12, 1993  
 THOMAS C. SUBLETT L.S.#1842  
 THOMAS C. SUBLETT, L.S.

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
 DATE: 8/16/93  
 Michael L. Taylor  
 VIRGINIA DEPARTMENT OF TRANSPORTATION  
 DATE: 8/16/93  
 James H. Dowles  
 VIRGINIA DEPARTMENT OF HEALTH  
 DATE: 8/15/93  
 SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY THE 16 DAY OF August, 1993  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 690, PAGE 127  
 TESTE: [Signature]  
 BY: [Signature] CLERK



**LOT CURVE DATA**

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
5	0°17'51"	1115.92'	25.2'	12.89'	25.27'	S 04°09'11" W
6	0°17'36"	1115.92'	25.19'	12.86'	25.19'	S 07°51'30" W

**BUILDING RESTRICTIONS, R-8**

PROPERTY IS ZONED RURAL RESIDENTIAL, DISTRICT, R-P AND IS OF TAX MAP PARCEL ( 22-2)( 1-2)  
 LOTS ARE SERVED BY PUBLIC WATER & PUBLIC SEWER SYSTEM.  
 MINIMUM LOT SIZE ALLOWABLE IS 30,000 SF FOR SINGLE FAMILY DWELLING AND 60,000 SF FOR TWO FAMILY DWELLINGS.  
**FRONTAGE REQUIREMENTS:**  
 LOTS UP TO 43,560 SF SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET. LOTS OF 43,560 SF OR MORE SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 150 FEET.  
**YARD REGULATIONS:**  
 FRONT — 35' MIN.  
 SIDE — 16' MIN.  
 REAR — 35' MIN.

**AREA STATISTICS**

AREA SUBDIVIDED	131,606 SF	3.02 AC.
NUMBER OF LOTS	2	

CHICKAHOMINY ROAD S.R. 631  
 VARIABLE WIDTH R/W

9:53 Am  
 Recorded 30th day of September, 1993  
 B.H. 443  
 [Signature]

1 OF 1  
 5117  
 THE DEVLING-JOHNSON GROUP, INC.  
 ENGINEERS-ARCHITECTS-SURVEYORS  
 1000 N. WILMINGTON, VIRGINIA 23187 (804) 754-0343  
 DATE: JUNE 07, 1993  
 DESIGNED: B.M.B.  
 DRAWN: B.M.B.  
 SCALE: 1" = 60'  
 SURVEYOR'S SEAL: THOMAS C. SUBLETT, L.S.#1842, No. 1003, 8/12/98  
 SUBDIVISION OF JOHN L. BEESON PROPERTY PHASE II  
 JAMES CITY COUNTY VIRGINIA