



**LEGEND :**  
 IP F = IRON PIPE FOUND  
 IP S = IRON PIPE SET  
 IR F = IRON ROD FOUND  
 IR S = IRON ROD SET  
 TXMP = TAXMAP  
 BSL = BLDG. SETBACK LINE

BOOK 58 PAGE 93

**CERTIFICATE OF SOURCE OF TITLE :**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WILLIS T. HAYES, JR. TO SPENCER BROTHERS BUILDERS, INC. BY DEED DATED AUG. 26, 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 637 PAGE 436.

**DEVELOPMENT NOTES :**

- 1.) PROPERTY IS ZONED "R2"
- 2.) TAXMAP # 15 (39-3)(1-9)
- 3.) PRESENT ADDRESS: # 3951 STRAWBERRY PLAINS ROAD.
- 4.) TOTAL AREA SUBDIVIDED EQUALS: 36,487.5 ± SQ.FT OR 0.838 ± AC
- 5.) MINIMUM LOT SIZES:  
 A. SINGLE FAMILY = 10,000 SQ.FT.  
 B. DUPLEX LOTS = 15,000 SQ.FT. OR 7,500 SQ.FT. EACH SIDE.
- 6.) PUBLIC WATER & SEWER ARE AVAILABLE TO THE PROPERTY.
- 7.) BUILDING SETBACKS:  
 a.) FRONT = 25'  
 b.) SIDE = 10'  
 c.) REAR = 35'

**FLOOD CERTIFICATION :**  
 PROPERTY SHOWN HEREON IS IN FLOOD HAZARD ZONE "X" (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN) AS SHOWN ON COMMUNITY PANEL # 510 201 0035B, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 6, 1991.

CURVE DATA		
"A"	"B"	"C"
Δ = 01° 31' 35"	Δ = 03° 30' 50"	Δ = 08° 17' 06"
R = 929.93'	R = 929.93'	R = 929.93'
L = 24.78'	L = 57.03'	L = 134.47'
T = 1239'	T = 28.53'	T = 67.35'
C = 24.77'	C = 57.02'	C = 134.35'
CB = S 26° 02' 18" W	CB = S 22° 10' 36" W	CB = S 16° 16' 38" W

**CERTIFICATE OF NOTARIZATION :**

STATE OF VIRGINIA: CITY-COUNTY OF JAMES CITY  
 I, CAROL C. PIERCE, A NOTARY PUBLIC IN AND FOR THE CITY-COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 31 DAY OF JAN, 1994  
 MY COMMISSION EXPIRES: MAY 31 1996

**OWNER'S CERTIFICATE :**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS \_\_\_\_\_ IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES,  
SPENCER BROTHERS BUILDERS, INC  
 BY: [Signature]  
 TITLE: PRESIDENT DATE: 1/31/94

**CERTIFICATE OF APPROVAL :**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
 VIRGINIA DEPARTMENT OF TRANSPORTATION:  
 SIGNED: [Signature] DATE: 1-27-94  
 VIRGINIA DEPARTMENT OF HEALTH:  
 SIGNED: [Signature] DATE: 2-2-94  
 SUBDIVISION AGENT OF JAMES CITY COUNTY:  
 SIGNED: [Signature] DATE: 2/5/94

**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: Sept. 27, 1993 [Signature]

**NOTE :**  
 PROPERTY SHOWN HEREON WAS GRANTED A SPECIAL USE PERMIT BY RESOLUTION OF THE BOARD OF SUPERVISORS, ADOPTED DECEMBER 6, 1993. SAID SUP ALLOWS A DUPLEX DWELLING ON LOTS 2C-1 AND 2C-2. CASE No. SUP -33-93.



**RE-SUBDIVISION OF LOT # 2, HILL SUBDIVISION**

LOCATED  
 JAMES CITY COUNTY VIRGINIA  
 SCALE: 1" = 40'  
 DATE: SEPTEMBER 27, 1993  
 REVISED: JANUARY 11, 1994  
 PLAT RECORDED IN P.B. NO. 58 PAGE 93 SPENCER BROTHERS BUILDERS, INC.

**SPEARMAN & ASSOCIATES, P.C.**  
 SURVEYORS AND PLANNERS  
 489 McLaws Circle - WILLIAMSBURG, VA.  
 (804) 253-8720



Recorded 7th day of March, 1994  
 O.B. No. 674 pages 286