

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MARGARET S. HARRIS AND ALLEN C. HARRIS, JR. TO ALLEN B. AND TERRI S. HARRIS BY C-2ED DATED MAY 13, 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 824, PAGE 63.

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS **SMITH GROVE** IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

NAME Allen B. Harris DATE 12-1-93  
 NAME Terri S. Harris DATE 12-1-93

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 COUNTY OF James City I, Karen D. Kelly Watkins, 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 18 DAY OF December, 1993. MY COMMISSION EXPIRES 12/31/97.  
Karen D. Kelly Watkins  
 SIGNATURE

**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 SUBDIVISION WITHIN THE COUNTY.

G. T. Wilson, Jr. DATE 12-1-93  
 G. T. WILSON, JR., C.I.S.

**CERTIFICATE OF APPROVAL**

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

Michael D. Baker DATE 12-20-93  
 VIRGINIA DEPARTMENT OF TRANSPORTATION  
John J. Schuler DATE 1-6-94  
 VIRGINIA DEPARTMENT OF HEALTH  
[Signature] DATE 3/23/94  
 SUBDIVISION AGENT OF JAMES CITY COUNTY

CLERK'S CERTIFICATE  
 STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 18 DAY OF December, 1993 THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Michael D. Baker CLERK

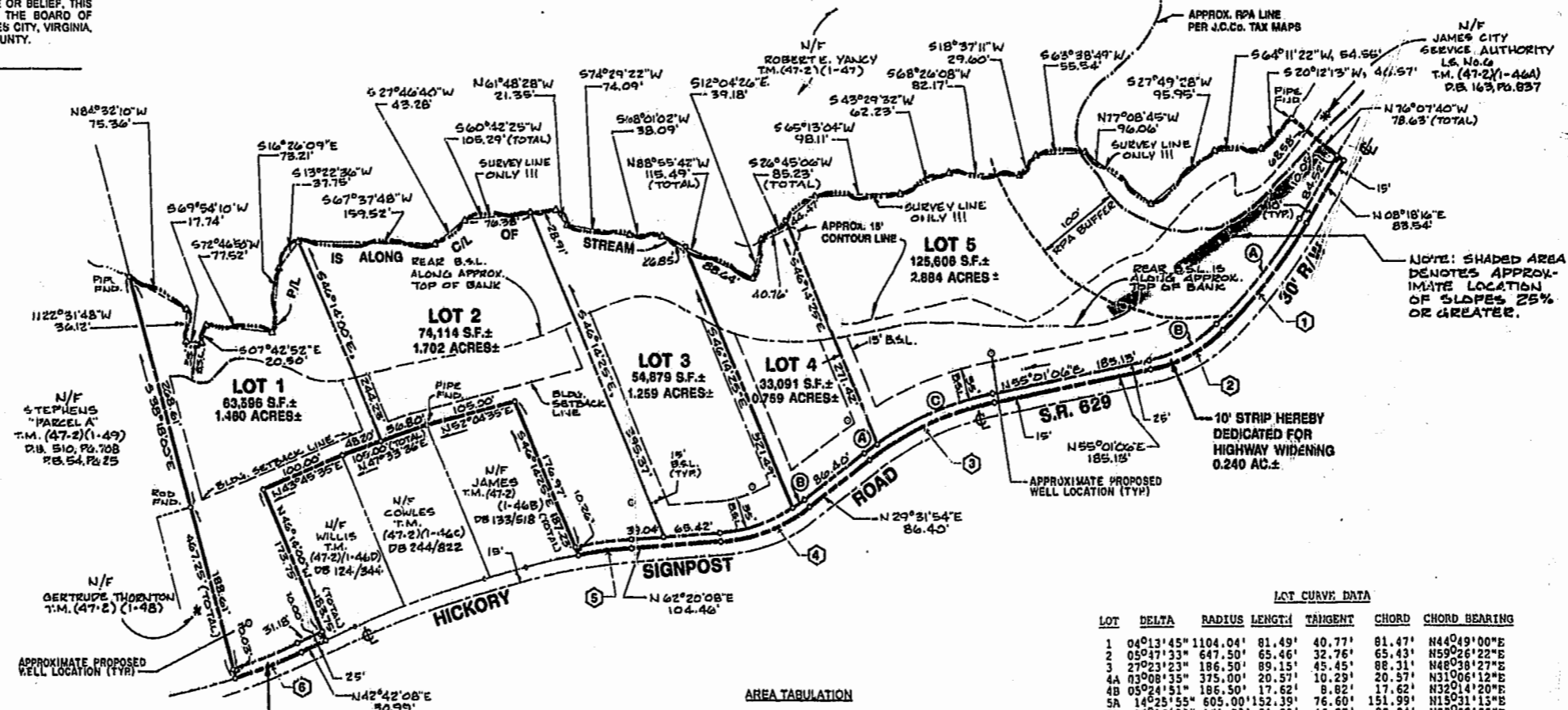
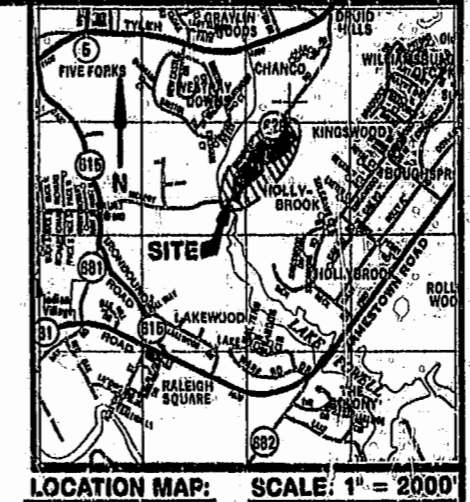
PLAT BOOK: 59 PAGE: 10



**GENERAL NOTES**

- PROPERTY IS SHOWN AS ALL OF TAX PARCEL (47-2)(1-46).
- PROPERTY CURRENTLY ZONED R-1.
- PUBLIC SEWER IS AVAILABLE.
- LOTS TO BE SERVED BY PRIVATE WELLS.
- MINIMUM LOT SIZE IS 17,600 SQ. FT.
- FOR LOTS LESS THAN 43,580 S.F. FT., THE MINIMUM LOT WIDTH IS 100' AT THE FRONT SETBACK LINE.
- FOR LOTS GREATER THAN 43,580 SQ. FT., THE MINIMUM LOT WIDTH IS 160' AT THE FRONT SETBACK LINE.
- MINIMUM BUILDING SETBACKS: (FRONT SETBACK 60' FROM CENTERLINE OF ROAD IF EXISTING RAW IS LESS THAN 60')  
 FRONT - 35'  
 SIDES - 15'  
 REAR - 35'
- RPA LINE WAS TAKEN FROM JAMES CITY COUNTY MAPS.
- PERMITTED ACCESS TO LOTS 2 AND 3 AND LOTS 4 AND 5 IS AS SHOWN ON THIS PLAT AND ARE FOR JOINT DRIVEWAYS PURPOSES.

RECORD MERIDIAN  
 PLAT BOOK 54, PAGE 25



**AREA TABULATION**

|                                       |               |              |
|---------------------------------------|---------------|--------------|
| TOTAL AREA OF LOTS                    | 361,285 S.F.± | 8.094 ACRES± |
| TOTAL AREA OF RIGHT-OF-WAY DEDICATION | 11,592 S.F.±  | 0.266 ACRES± |
| TOTAL AREA OF SUBDIVISION             | 362,877 S.F.± | 8.330 ACRES± |
| NUMBER OF LOTS                        | 5             |              |
| AVERAGE LOT SIZE                      | 72,575 S.F.±  | 1.636 ACRES± |
| LARGEST LOT (2)                       | 125,806 S.F.± | 2.883 ACRES± |
| SMALLEST LOT (6)                      | 33,091 S.F.±  | 0.760 ACRES± |

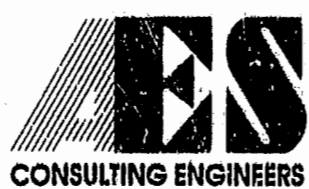
**LOT CURVE DATA**

| LOT | DELTA     | RADIUS   | LENGTH  | TANGENT | CHORD   | CHORD BEARING |
|-----|-----------|----------|---------|---------|---------|---------------|
| 1   | 04°13'45" | 1104.04' | 81.49'  | 40.77'  | 81.47'  | N44°49'00"E   |
| 2   | 05°47'33" | 647.50'  | 65.46'  | 32.76'  | 65.43'  | N59°26'22"E   |
| 3   | 27°23'23" | 186.50'  | 89.15'  | 45.45'  | 88.31'  | N48°38'27"E   |
| 4A  | 03°08'35" | 375.00'  | 20.57'  | 10.29'  | 20.57'  | N31°06'12"E   |
| 4B  | 05°24'51" | 186.50'  | 17.62'  | 8.82'   | 17.62'  | N32°14'20"E   |
| 5A  | 14°25'55" | 605.00'  | 132.39' | 76.60'  | 151.99' | N15°31'15"E   |
| 5B  | 32°16'55" | 161.95'  | 91.25'  | 46.87'  | 90.04'  | N38°52'30"E   |
| 5C  | 22°2'37"  | 375.00'  | 146.24' | 74.06'  | 145.31' | N43°50'48"E   |

**EXISTING 30' RIGHT-OF-WAY**

| NO. | DELTA     | RADIUS   | LENGTH  | TANGENT | CHORD   | CHORD BEARING |
|-----|-----------|----------|---------|---------|---------|---------------|
| 1   | 14°25'55" | 615.00'  | 154.91' | 77.87'  | 154.50' | N15°31'13"E   |
| 2   | 32°16'55" | 171.95'  | 96.98'  | 49.76'  | 95.60'  | N38°52'30"E   |
| 3   | 25°29'12" | 365.00'  | 162.36' | 82.55'  | 161.03' | N42°16'30"E   |
| 4   | 32°48'15" | 196.50'  | 112.50' | 57.84'  | 110.97' | N45°56'01"E   |
| 5   | 05°35'18" | 637.50'  | 62.18'  | 31.11'  | 62.15'  | N59°32'29"E   |
| 6   | 04°16'20" | 1114.04' | 83.07'  | 41.55'  | 83.05'  | N44°50'18"E   |

11:36 AM  
 Recorded 12/14/93 of Book 1554  
 in  
 D.B. No. 611 Page 933  
Michael D. Baker Clerk



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**PLAT OF SUBDIVISION**  
**SMITH GROVE**  
 OWNED BY ALLEN B. AND TERRI S. HARRIS  
 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



**PLAT REVISIONS**

| No. | DATE    | REVISION / COMMENT / NOTE  | BY          |
|-----|---------|----------------------------|-------------|
| 1   | 1/14/94 | REVISED LOT LAYOUT         | [Signature] |
| 2   | 2/20/94 | REV'D. PER J.C.C. COMMENTS | [Signature] |

Designed RWE. Drawn CMA  
 Scale 1" = 100'. Date 11/24/93  
 Project No. **7910**  
 Drawing No. **1 OF 1**