

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY EASTERN OREGON, INC. TO J.R. CHISMAN DEVELOPMENT CO. DATED JUNE 28, 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 627, PAGE 251.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS ST. GEORGE'S HUNDRED SECTION 5, PHASE III IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS OR TRUSTEES.

11/9/93 Thomas E. Johnson
DATE SIGNATURE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City, I, Paul C. Small 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 11th DAY OF November, 1993 MY COMMISSION EXPIRES Jan 31, 1995

Paul C. Small
SIGNATURE

ENTIRETY OF 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.

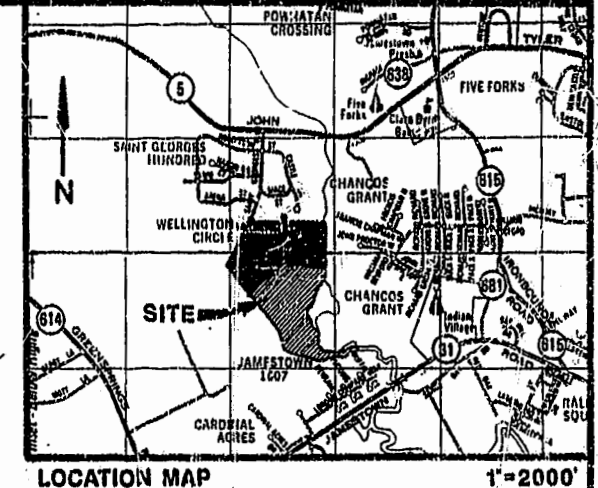
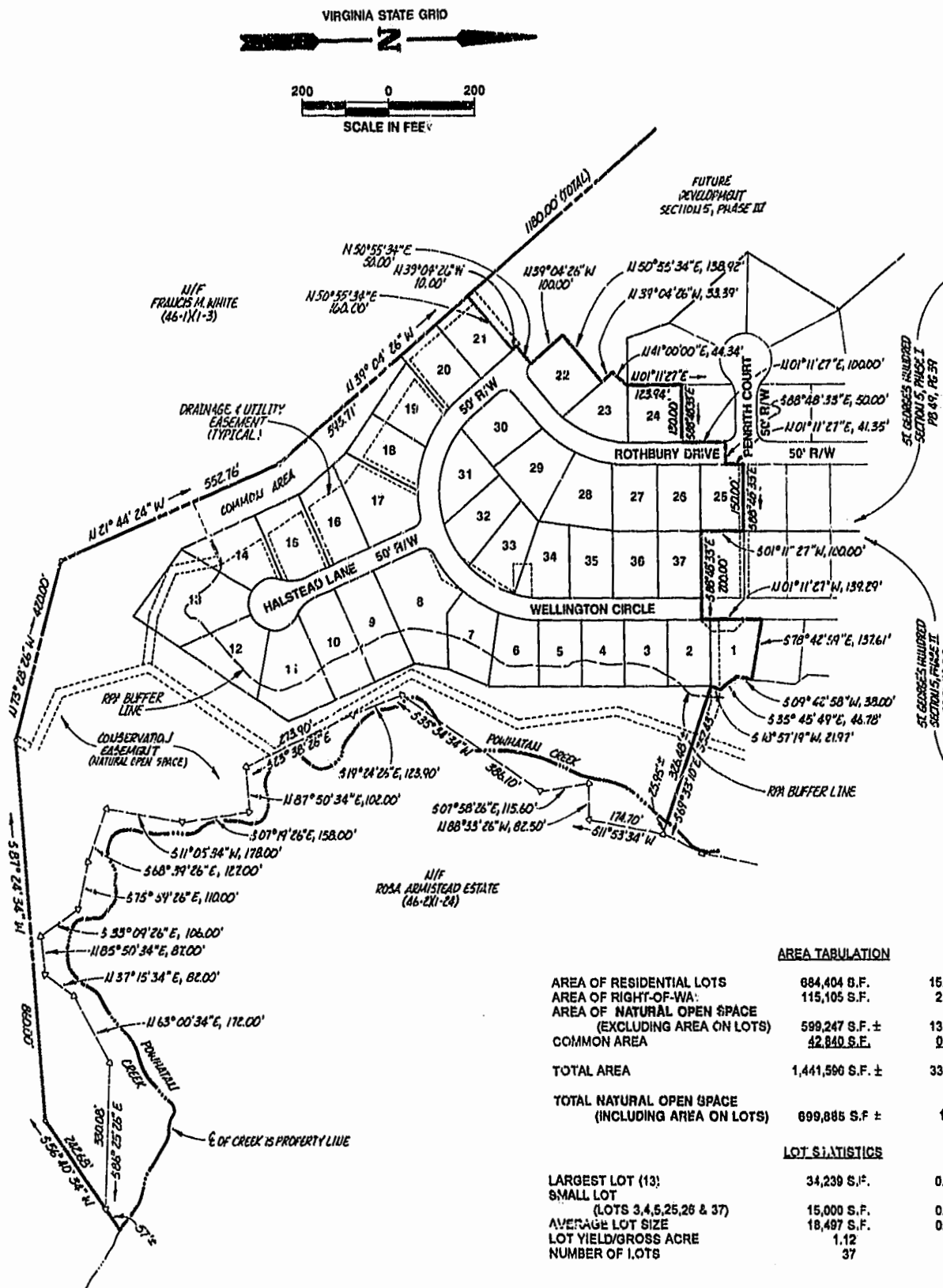
Nov 18, 1993 G. T. Wilson, Jr.
DATE C.L.S.

CERTIFICATE OF APPROVAL

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

Dec. 3, 1993 Michael S. Baker
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
Nov. 29, 1993 Thomas Jordan
DATE VIRGINIA DEPARTMENT OF HEALTH
4-26-94 AM Smith
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

REFERENCES: PB 325, PG 418
PB 44, PG 48
PB 49, PG 37
PB 51, PG 55



LOCATION MAP 1"=200'

- MINIMUM RESTRICTIONS**
- PROPERTY IS ZONED LIMITED RESIDENTIAL, R-1
 - LOTS ARE SERVED BY PUBLIC WATER AND SEWER
 - MINIMUM LOT SIZE ALLOWABLE = 15,000 S.F.
 - MINIMUM SETBACKS: (EXCEPTIONS SHOWN ON PLAT)

FRONT:	35'
REAR:	35'
SIDE:	15'
 - FRONTAGE REQUIREMENTS:
 - LOTS OF UP TO 43,560 S.F. SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100'
 - LOTS OF MORE THAN 43,560 S.F. SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 150'
 - SPECIAL PROVISIONS FOR CORNER LOTS:
 - THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS.
 - NO STRUCTURE SHALL BE LOCATED CLOSER THAN 35' TO THE SIDE STREET.
 - ALL CORNER LOTS SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 125'.

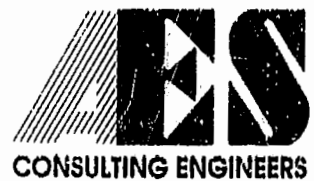
AREA TABULATION

AREA OF RESIDENTIAL LOTS	684,404 S.F.	15.7118 AC.
AREA OF RIGHT-OF-WAY	115,105 S.F.	2.6424 AC.
AREA OF NATURAL OPEN SPACE (EXCLUDING AREA ON LOTS)	599,247 S.F. ±	13.7598 AC. ±
COMMON AREA	42,840 S.F.	0.9835 AC.
TOTAL AREA	1,441,596 S.F. ±	33.0945 AC. ±
TOTAL NATURAL OPEN SPACE (INCLUDING AREA ON LOTS)	699,885 S.F. ±	16.07 AC. ±

LOT STATISTICS

LARGEST LOT (13)	34,230 S.F.	0.7860 AC.
SMALL LOT (LOTS 3, 4, 5, 25, 26 & 37)	15,000 S.F.	0.3444 AC.
AVERAGE LOT SIZE	18,497 S.F.	0.4246 AC.
LOT YIELD/GROSS ACRE	1.12	
NUMBER OF LOTS	37	

10:49 AM
Revised 10/24/94
April, 1994
P.L. 682
754
Thomas Jordan
PLAT REVISION
10:49 AM 11/10/93



5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

PLAT OF
ST. GEORGE'S HUNDRED
SECTION 5, PHASE III
OWNER: J.R. CHISMAN DEVELOPMENT CO.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	ASB	Drawn	BJU
Scale	1"=200'	Date	11/10/93
Project No.	6201-5	Drawing No.	1 of 2