

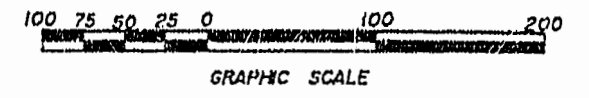
CERTIFICATE OF SOURCE OF TITLE:
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THOMAS DALE & PAMELA S. HAMBLETT TO SPENCER BUILDERS, INC. BY DEED DATED DEC. 6, 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 657 PAGE 553.

- DEVELOPMENT NOTES:**
1. PROPERTY IS ZONED "R6".
 2. TAXMAP # 15 (22-2 K-1-1).
 3. PRESENT ADDRESS: # 3400 CHICKAHOMINY ROAD.
 4. TOTAL AREA SUBDIVIDED EQUALS: 161,825 ± SQ. FT. OR 3.715 ± ACRES
 5. MINIMUM LOT SIZE = 30,000 SQ. FT.
 6. AVERAGE LOT SIZE = 40,563 ± SQ. FT.
 7. PUBLIC WATER AND SEWER (GRINDER PUMPS) ARE AVAILABLE TO THE PROPERTY.
 8. BUILDING SETBACKS:
 - a. FRONT = 35'
 - b. SIDE = 15'
 - 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 0020 B AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND WITH AN EFFECTIVE DATE OF FEBRUARY 06, 1991.

VDOT HIGHWAY REFERENCE:
 PROJECT # 0631-047-112, C-501, SHEET # 9.

LINE TABLE	
L1	S 10° 20' 36" W 20.19'
L2	S 10° 20' 36" W 15.48'
L3	S 12° 14' 41" W 4.74'
L4	S 12° 14' 41" W 20.30'



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 10 DAY OF FEB, 1994
 MY COMMISSION EXPIRES MAY 31, 1996

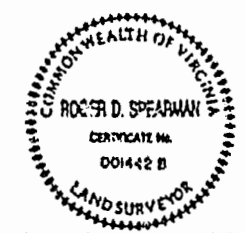
OWNER'S CERTIFICATE:
 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BEESON'S FARM - PHASE III IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.
SPENCER BUILDERS, INC.
 BY: [Signature]
 TITLE: President DATE: 1/10/94

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: 2/5/94
 VIRGINIA DEPARTMENT OF HEALTH:
 SIGNED: [Signature] DATE: 2/9/94
 SUBDIVISION AGENT FOR JAMES CITY COUNTY:
 SIGNED: [Signature] DATE: 4/7/94

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: JAN 24 1994 [Signature]

SPEARMAN & ASSOCIATES, P.C.
 SURVEYORS AND PLANNERS
 485 McLANS CIRCLE - WILLIAMSBURG, VA.
 (804) 253-8720

- LEGEND:**
- IPF = IRON PIPE AND
 - IPS = IRON PIPE SET
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - TXMP = TAXMAP
 - BSL = BLDG. SETBACK LINE



PLAT RECORDED IN
 P.B. NO. 59 PAGE 17

1:34 PM
 Recorded 27 day of April 1994
 D.B. No. 683 pages 92
[Signature] Clerk

PLAT OF SUBDIVISION
 OF LAND TO BE KNOWN AS
BEESON'S FARM
 PHASE III
 LOCATED
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1" = 100' DATE: JANUARY 24, 1994
 PREPARED FOR
SPENCER BUILDERS, INC.