

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

Tere S. Harris 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 NAME THIS 10 DAY OF NOVEMBER, 1994.

MY COMMISSION EXPIRES: 1-31-95
Tere S. Harris

OWNER'S CONSENT:

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.

SIGNED: Sally Smith Rutherford
SIGNED: Margaret S. Harris
SIGNED: Donna Smith Byrd
SIGNED: Charles Edward Smith

CERTIFICATE OF APPROVAL:

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

AGENT OF GOVERNING BODY:
SIGNED: [Signature] 9/10/94
HEALTH OFFICER:
SIGNED: [Signature]
HIGHWAY DEPT.:
SIGNED: [Signature]

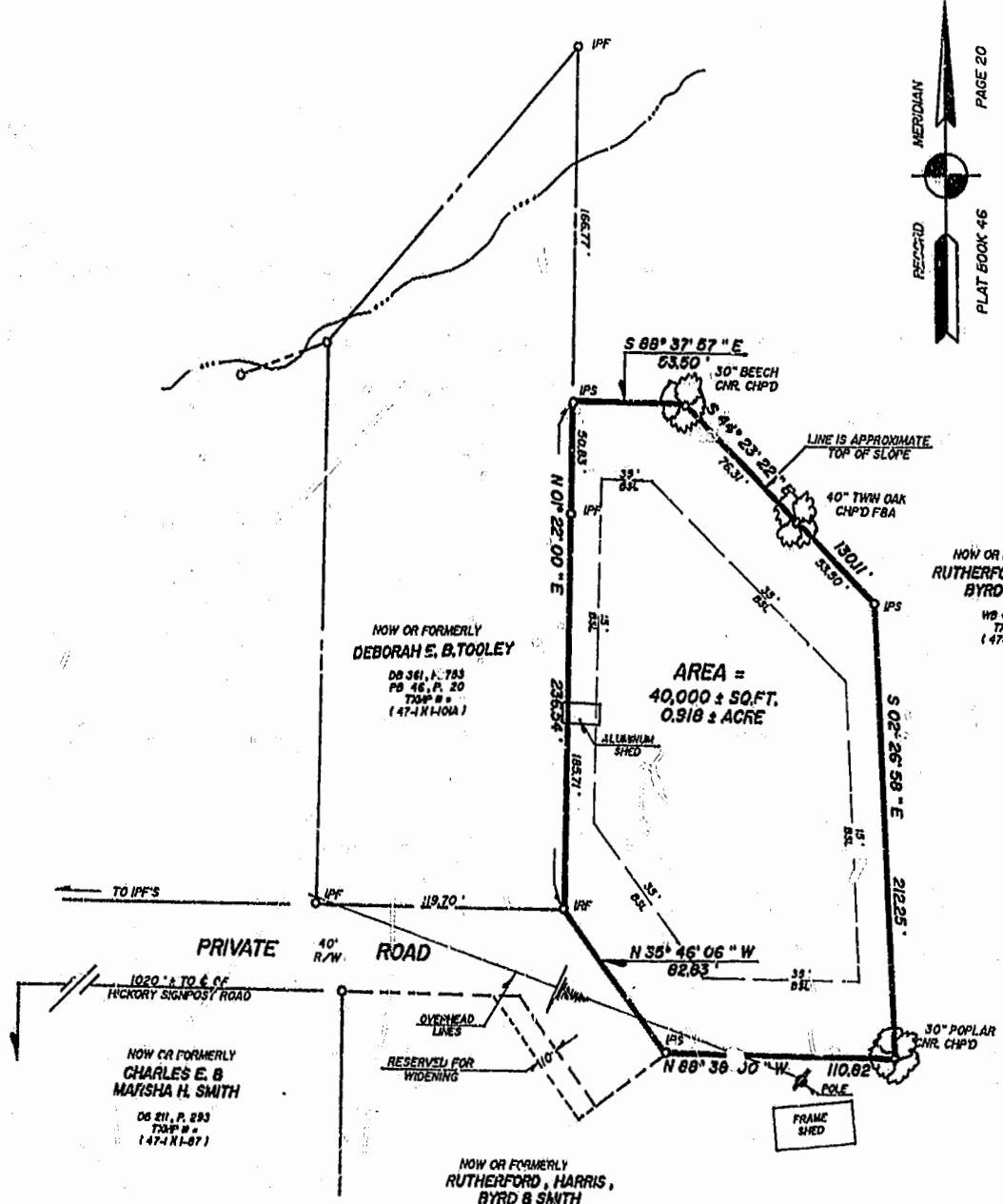
SURVEYOR'S CERTIFICATE:

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 SUBDIVISIONS WITHIN THE COUNTY.

DATE: Feb 3, 1994 Roger D. Spearman



SPEARMAN & ASSOCIATES, P. C.
SURVEYING AND PLANNING
489 McLAWS CIRCLE — WILLIAMSBURG, VIRGINIA
(804) 263-8720

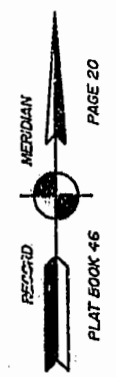


SOURCE OF TITLE:

TITLE TO THE LAND SHOWN HEREON WAS CONVEYED TO SALLY SMITH RUTHERFORD, MARGARET SMITH HARRIS, DONNA SMITH BYRD AND CHARLES EDWARD SMITH FROM HAMLET B. SMITH BY WILL DATED JANUARY 18, 1968 WITH A CODICIL ADDED ON JULY 11, 1983 AND RECORDED NOVEMBER 5, 1993 AT THE OFFICE OF THE CLERK OF CIRCUIT COURT FOR WILLIAMSBURG AND JAMES CITY COUNTY IN WILL BOOK 49, PAGE 75.

NOTES:

1. PROPERTY IS ZONED "R 8" (RURAL RESIDENTIAL).
2. MINIMUM LOT SIZE = 40,000 SQ.FT. OR 0.918 ACRE.
3. SETBACK REQUIREMENTS ARE AS SHOWN.
4. 100' MINIMUM FRONTAGE REQUIRED AT FRONT SETBACK LINE.
5. PROPERTY HAS ACCESS TO PUBLIC SEWER, WATER WILL BE PROVIDED BY AN INDIVIDUAL WELL.
6. THE PRIVATE ROAD AND RIGHT OF WAY SHALL REMAIN PRIVATE AND JAMES CITY COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, UPKEEP OR FUTURE IMPROVEMENT OF THE RIGHT OF WAY OR ROAD. THE ROAD WITHIN THE SAID RIGHT OF WAY SHALL BE MAINTAINED IN A CONDITION PASSABLE IN ALL WEATHER BY EMERGENCY VEHICLES BY THE ADJACENT PROPERTY OWNERS.
7. THIS IS A FAMILY SUBDIVISION IN ACCORDANCE WITH SECTION 17-17 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE; "SPECIAL PROVISIONS FOR FAMILY SUBDIVISIONS."



10:33 am
Recorded 194 days Sept 1994
D.B. No. 707 1994-735
White Birch

LEGEND:
IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
IRF = IRON ROD FOUND
IRS = IRON ROD SET
TXM = TAXMAP
DSL = BLDG. SETBACK LINE
CMP = CONCRETE MONUMENT FOUND

PLAT OF SURVEY OF A FAMILY SUBDIVISION OF PROPERTY TO BE CONVEYED TO **AMANDA LYNN BYRD** BY **SALLY SMITH RUTHERFORD, MARGARET SMITH HARRIS, DONNA SMITH BYRD & CHARLES EDWARD SMITH** BEING **0.918 ± ACRE** LOCATED **JAMES CITY COUNTY, VIRGINIA** SCALE: 1" = 50' DATE: FEBRUARY 3, 1994

PLAT RECORDED IN P.B. NO. 59 PAGE 95