

NOW OR FORMERLY
RUBY G. JONES
DB 72, P. 238
TXMP No. =
(15-3 H-11)

NOW OR FORMERLY
**ROBT. W. Sr. & SHERRY
McKOWN**
DB 233, P. 432
TXMP No. =
(15-3 H-11A)

IPF AT BASE
OF 42" OAK

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY **BENJ. W. & ANNE FENTON, STEPHEN J. & HAZEL ROWELL ET AL** TO **BENJAMIN W. FENTON, JR. & ANNE W. FENTON** BY DEED DATED **JULY 25, 1985** AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK **279**, PAGE **497**.

FLOOD CERTIFICATION:

PROPERTY SHOWN HEREON IS IN SPECIAL 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.

CERTIFICATE OF NOTARIZATION:

NEWPORT NEWS
STATE OF VIRGINIA: CITY-COUNTY OF JAMES CITY
DEBORAH J. WHITE 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 **9th** DAY OF **MARCH**, 1995

MY COMMISSION EXPIRES: **10-31-98**
Deborah J. White

OWNER'S CERTIFICATE:

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

BY: **Benjamin W. Fenton, Jr. Anne W. Fenton**
TITLE: **owners** DATE: **MARCH 9, 1995**

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: **3-7-95**

VIRGINIA DEPARTMENT OF HEALTH
SIGNED: **[Signature]** DATE: **3-6-95**

SUBDIVISION AGENT OF JAMES CITY COUNTY:
SIGNED: **[Signature]** DATE: **3/10/95**

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 20, 1995** **[Signature]**

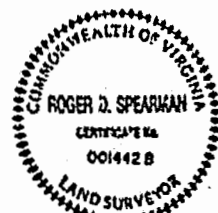
SPEARMAN & ASSOCIATES, P.C.
SURVEYORS AND PLANNERS

289 McLANS CIRCLE - WILLIAMSBURG, VA.
(804) 253-8720



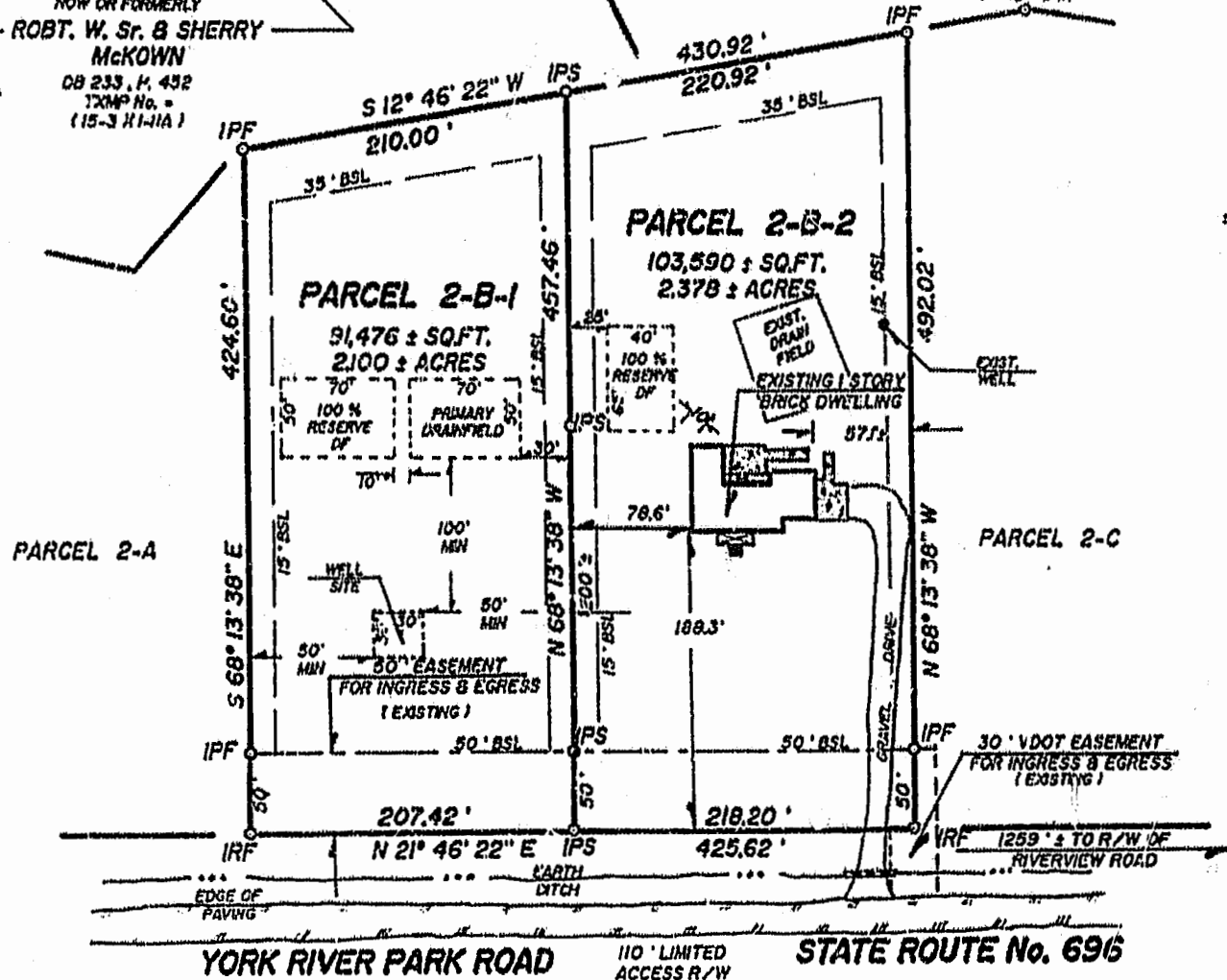
LEGEND:

- IPF • IRON PIPE FOUND
- IPS • IRON PIPE SET
- IRF • IRON ROD FOUND
- IRS • IRON ROD SET
- CMF • CONCRETE MON. FND.
- CMS • CONCRETE MON. SET
- BSL • BLDG. SETBACK LINE
- TXMP • TAXMAP



Recorded 21 day of March 1995
D.B. No. 1731; page 73
[Signature] Clerk

PLAT RECORDED IN
P.P. NO. **61** PAGE **31**



NOTES:

- 1.) PROPERTY ADDRESS: # 8374 YORK RIVER PARK ROAD
- 2.) TAX MAP # = (15-3 H-11D E)
- 3.) PROPERTY IS ZONED "A1" (GENERAL AGRICULTURAL 1)
- 4.) MINIMUM LOT SIZE = 2.0 ACRES.
(PROPERTY IS SUBDIVIDED IN ACCORDANCE WITH SECTION 20-214 (B) OF THE JAMES CITY COUNTY ZONING ORDINANCE. ORIGINAL SUBDIVISION IS DATED MARCH 23, 1988, REVISED APRIL 5, 1988 AND RECORDED IN PLAT BOOK 40, PAGE 71.)
- 5.) MINIMUM YARD REQUIREMENTS (SHOWN):
FRONT BSL = 50'
SIDE BSL = 15'
REAR BSL = 35'
- 6.) PARCEL IS NOT PRESENTLY SERVED BY PUBLIC WATER AND SEWER.
- 7.) AREA SUBDIVIDED = 193,066 ± SQ.FT. OR 4.478 ± ACRES.
- 8.) AVERAGE LOT SIZE = 97,533 ± SQ.FT. 2.239 ± ACRES.
- 9.) WELL AND DRAINFIELD SITES ARE SHOWN IN ACCORDANCE WITH A SKETCH PREPARED BY DAVID TILLER, SANITARIAN WITH THE VIRGINIA DEPT. OF HEALTH AND SUPPLIED BY THE SUBDIVIDER.

PLAT OF SURVEY
FOR RE-SUBDIVISION OF

PARCEL 2-B, FENTON ESTATES

LOCATED

JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 100'

DATE: JANUARY 20, 1995
REVISED: MARCH 2, 1995
(ADDED WELLS & DRAINFIELD SITES)

PREPARED FOR

BENJAMIN W. FENTON, JR. & ANNE W. FENTON

JO # 7052 - FB "F"