

STATEMENT OF OWNER'S CONSENT AND DEDICATION

BOOK 81 PAGE 36

THE SUBDIVISION AND PROPERTY LINE EXTINGUISHMENT SHOWN ON THIS PLAT AND KNOWN AS IVEY DELL IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES. ALL STREETS OR ROADS HEREBY DEDICATED FOR PUBLIC USE.

James D. Franklin March 16, 1995  
 STONEHOUSE, INC. DATE  
 JAMES D. FRANKLIN, VICE PRESIDENT

NOTARY  
 STATE OF VIRGINIA, CITY/COUNTY OF King William, TO-WIT:  
Charles J. Harris, Jr. A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 16 DAY OF March, 1995.

MY COMMISSION EXPIRES July 31, 1995.

Charles J. Harris, Jr.  
 NOTARY PUBLIC

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS TAX MAP # (6-4)(1-1) WAS CONVEYED TO STONEHOUSE, INC. BY DEED DATED DECEMBER 22, 1988 IN DEED BOOK 410, PAGE 712 AND THE PROPERTY SHOWN ON THIS PLAT AS TAX MAP # (7-4)(1-4) WAS CONVEYED TO STONEHOUSE, INC. BY DEED DATED APRIL 28, 1994 IN DEED BOOK 685, PAGE 425, ALL AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

ENGINEERING OR SURVEYING CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

G.T. Wilson, Jr. 10-25-94  
 G.T. WILSON, JR., C.I.S. DATE

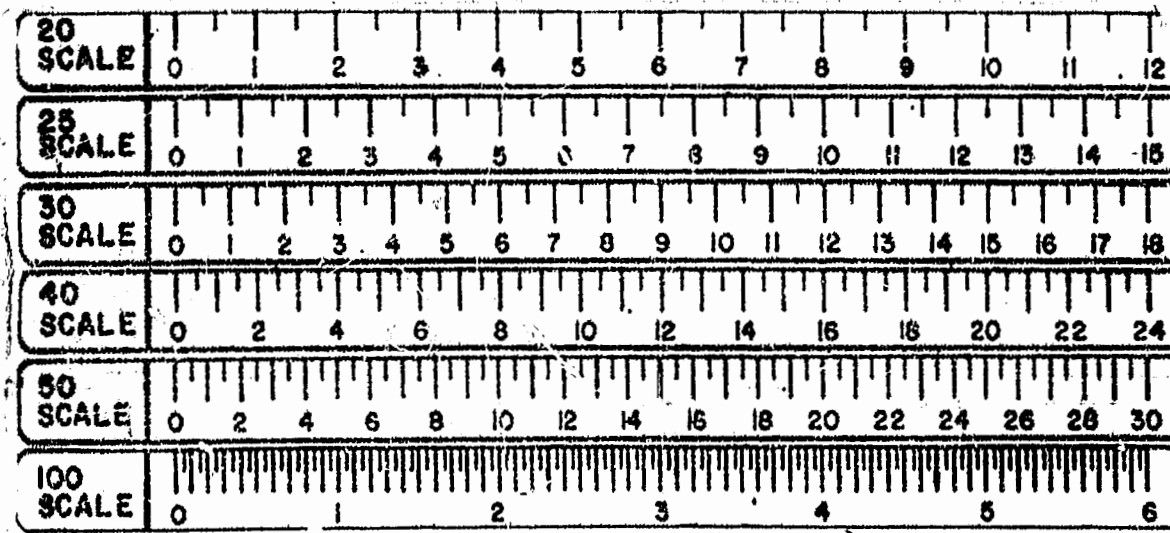
CERTIFICATE OF APPROVAL

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

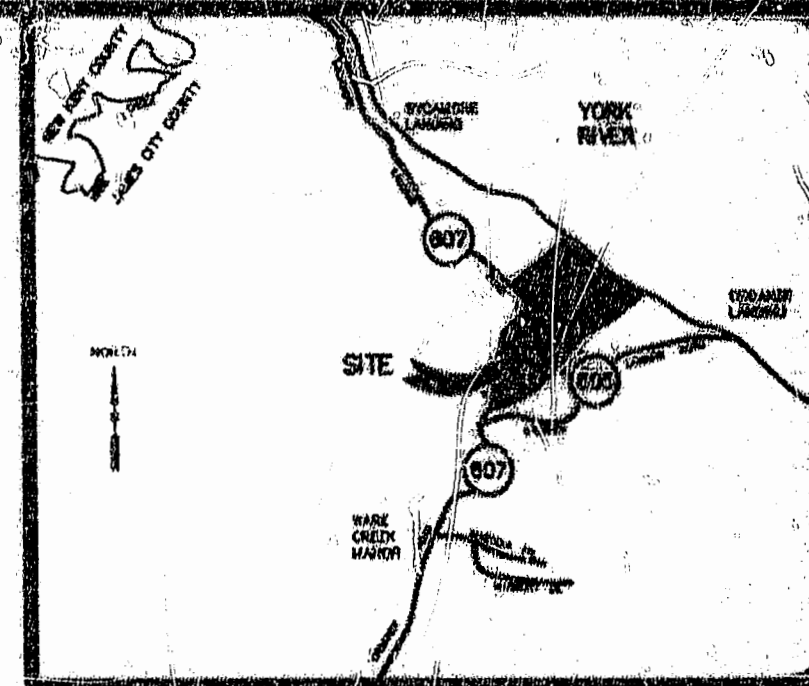
David S. Miller 3-17-95  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

David S. Miller 3-16-95  
 VIRGINIA DEPARTMENT OF HEALTH DATE

[Signature] 3/30/95  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE



NOTE 2A. ALTERNATIVE SEWAGE DISPOSAL SYSTEMS ARE REQUIRED FOR PRIMARY OR RESERVE DRAINFIELD AREAS ON LOTS #2, #4, #6, #7, #8, & #9. ALSO LOTS #4, #6, #7 ARE LIMITED TO THREE (3) BEDROOM DWELLINGS.



VICINITY MAP  
 SCALE 1"=4000'

IVEY DELL, SECTION I  
 AREA TABULATION

TOTAL AREA SUBDIVIDED	5,883,890 S.F.±	128.234 ACRES±
ALL OF TAX PARCELS # (6-4)(1-1) & # (7-4)(1-4)		
10' STRIP FOR HIGHWAY DEDICATION	31,347 S.F.±	0.720 ACRES±
IVEY LANE - 50' R/W	52,522 S.F.±	1.206 ACRES±
AREA OF LOTS	5,502,022 S.F.±	126.309 ACRES±
NUMBER OF LOTS		10
AVERAGE LOT SIZE	550,202 S.F.±	12.631 ACRES±
SMALLEST LOT (#10)	302,849 S.F.±	6.953 ACRES±
LARGEST LOT (#9)	794,055 S.F.±	18.247 ACRES±

BUILDING RESTRICTION, A-1

- PROPERTY IS CURRENTLY ZONED GENERAL AGRICULTURAL DISTRICT A-1.
- LOTS ARE SERVED BY INDIVIDUAL SEPTIC/DRAINFIELD AND WELLS. FOR SEPTIC/DRAINFIELD AND WELL LOCATIONS SEE OVERALL DEVELOPMENT PLAN ON FILE WITH JAMES CITY COUNTY PLANNING DEPARTMENT. (SEE NOTE #2A)
- MINIMUM LOT SIZE ALLOWABLE:  
 1 AC. FOR NON-RESIDENTIAL USES  
 3 AC. FOR SINGLE FAMILY DWELLINGS
- FRONTAGE REQUIREMENTS:  
 LOTS UP TO 5 AC. OR MORE SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 250 FEET.  
 LOTS OF 3 AC. OR MORE BUT LESS THAN 5 AC. SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 200 FEET.  
 LOTS OF 1 AC. OR MORE BUT LESS THAN 3 AC. SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 150 FEET.  
 THE MINIMUM LOT FRONTAGE ABUTTING A PUBLIC RIGHT-OF-WAY SHALL BE 25 FEET.
- YARD REGULATIONS:  
 FRONT: 75' MINIMUM  
 SIDES: 15' MINIMUM FOR EACH SIDE YARD  
 REAR: 35' MINIMUM
- SPECIAL PROVISIONS FOR CORNER LOTS:  
 FOR CORNER LOTS, THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS.  
 NO STRUCTURES SHALL BE LOCATED CLOSER THAN 50' TO THE SIDE STREET.  
 EACH CORNER LOT SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 150 FEET.

9:18 AM  
 31 March 1995  
 732  
 [Signature]

19.12.94-15:33 529401CJ



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

PLAT OF SUBDIVISION  
 & PROPERTY LINE EXTINGUISHMENT  
**IVEY DELL**  
 OWNER / DEVELOPER: STONEHOUSE, INC.  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
2	3/18/95	LANDSCAPING EASEMENT	EMG
1	2/22/95	SIGHT DISTANCE EASEMENT	EMG

Designed	Drawn
MLP	MLP
Scale	Date
N/A	10/25/94
Project No.	
5894	
Drawing No.	
1 of 2	