

**SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HOLLIS C. ROSS AND JOSEPHINE ROSS TO VERNON ROSS BY DEEDS DATED MAY 4, 1990 AND JANUARY 10, 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 478, PAGES 549-550, AND IN DEED BOOK 616, PAGES 546-547.

**CONSENT AND DEDICATION**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

2-2-94 \_\_\_\_\_  
DATE VERNON ROSS

**CERTIFICATE OF NOTARIZATION**  
STATE OF VIRGINIA

CITY/COUNTY OF James City  
I, Mary J. Curran, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 2-2 DAY OF February, 1994.  
MY COMMISSION EXPIRES 2-21-96  
Mary J. Curran  
SIGNATURE

**SURVEYOR'S STATEMENT**

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.

2-2-94 \_\_\_\_\_  
DATE G.T. WILSON, JR., C.L.S.

**BUILDING RESTRICTIONS**

PROPERTY IS ZONED GENERAL RESIDENTIAL DISTRICT, R-2. LOTS ARE SERVED BY PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.  
MINIMUM LOT SIZE ALLOWABLE = 10,000 SQ.FT.

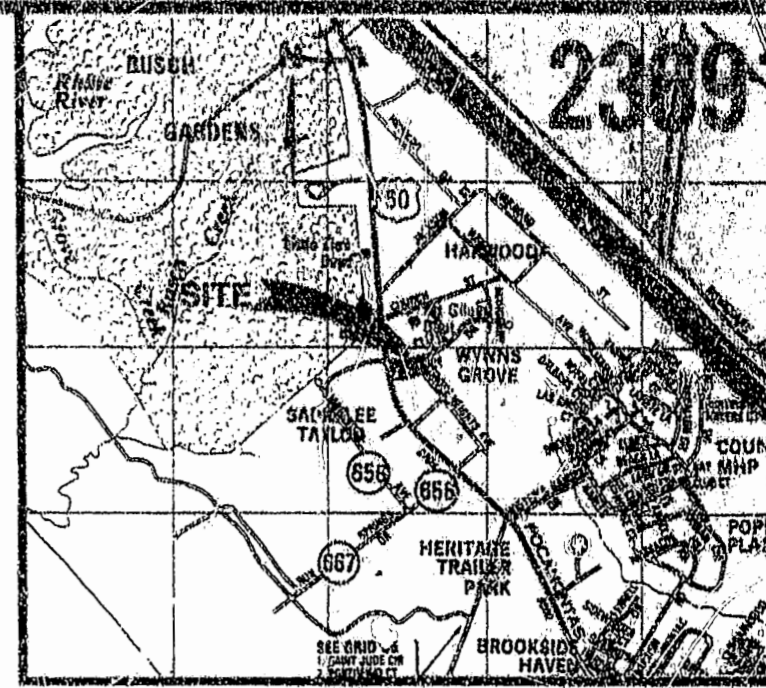
**FRONTAGE REQUIREMENTS:**

--- LOTS UP TO 20,000 SQ.FT. SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 75 FEET.  
--- CORNER LOTS SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET

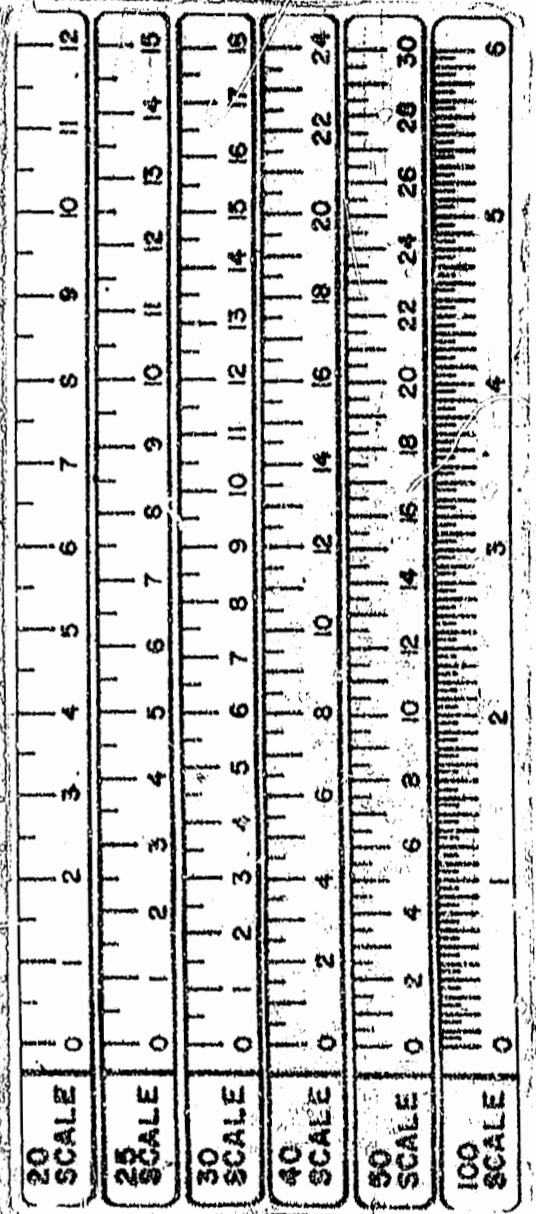
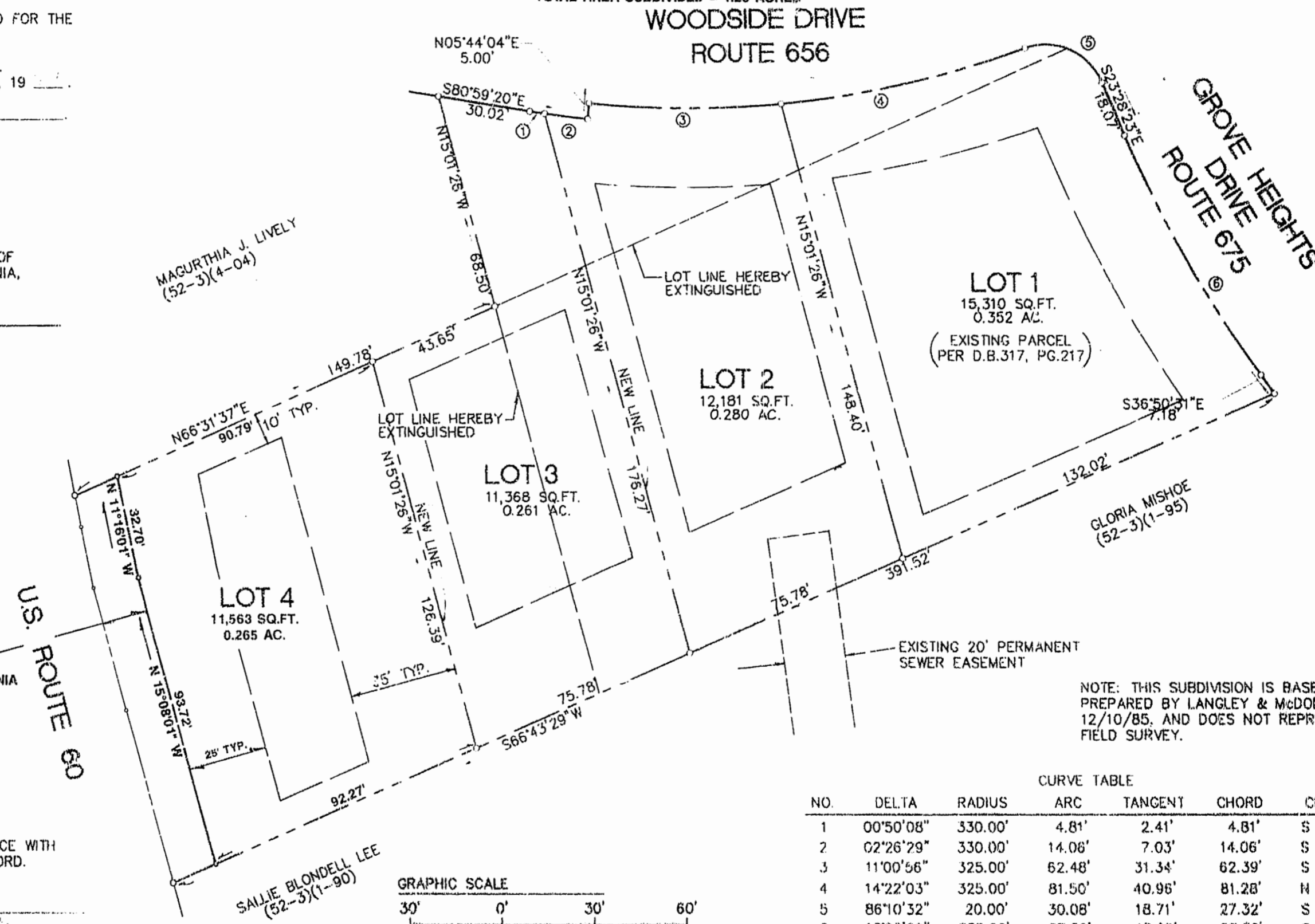
**YARD REGULATIONS:**

--- FRONT: 25 FEET  
--- SIDE: 10 FEET  
--- REAR: 35 FEET

THIS REPRESENTS ALL OF TAX PARCEL NUMBER (52-3)(4-5).  
LARGEST LOT - NO. 1 - 15,310 S.F.  
SMALLEST LOT - NO. 3 - 11,368 S.F.  
TOTAL AREA OF LOTS = 1.156 ACRES  
AREA OF VDOT DEDICATION = 0.044 ACRES  
TOTAL AREA SUBDIVIDED = 1.20 ACRES

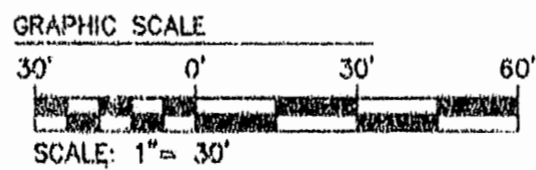


VICINITY MAP  
SCALE: 1" = 2000'



NOTE: THIS SUBDIVISION IS BASED ON PLAT PREPARED BY LANGLEY & McDONALD DATED 12/10/85, AND DOES NOT REPRESENT A CURRENT FIELD SURVEY.

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
1	00°50'08"	330.00'	4.81'	2.41'	4.81'	S 81°24'26" E
2	02°26'29"	330.00'	14.06'	7.03'	14.06'	S 83°02'42" E
3	11°00'56"	325.00'	62.48'	31.34'	62.39'	S 89°46'24" E
4	14°22'03"	325.00'	81.50'	40.96'	81.28'	N 77°32'07" E
5	86°10'32"	20.00'	30.08'	18.71'	27.32'	S 66°33'39" E
6	13°22'06"	375.00'	87.50'	43.95'	87.30'	S 30°07'26" E

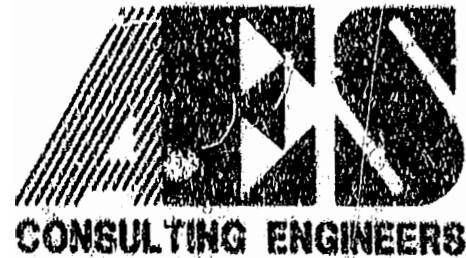


**CERTIFICATE OF APPROVAL**

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

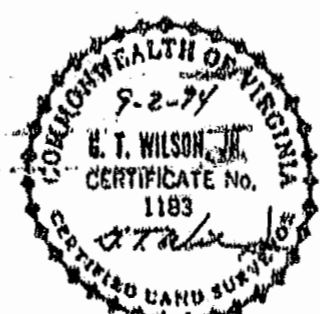
3/22/95 \_\_\_\_\_  
DATE AGENT OF GOVERNING BODY  
3/22/95 \_\_\_\_\_  
DATE HIGHWAY DEPARTMENT

PLAT RECORDED IN  
P.B. NO. 66 PAGE 441



6248 Olds Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(804) 253-0040  
Fax (804) 220-8994

PLAT OF SUBDIVISION  
AND LOT LINE EXTINGUISHMENT  
BEING THE PROPERTY OWNED BY  
**VERNON ROSS**  
ROBERTS' DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	3/95	REVISED LOT 4 PER VDOT	gtw

Designed	Drawn
AES	MLP
Scale	Date
1" = 30'	8/31/94
Project No.	
7983	
Drawing No.	
Sht. 1 of 1	