

VICINITY MAP

SOURCE OF TITLE:
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY L. WALLACE SINK, ADMINISTRATOR C.T.A. OF THE ESTATE OF DAVID W. HARE TO J. FERGUSON AND SONS, INC. AND MARY WARE FERGUSON BY DEED DATED DECEMBER 8, 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 639, PAGE 332.

NOTES:
 1) PROPERTY IS ZONED A1.
 2) PROPERTY IS 20% AD.
 3) TOTAL AREA IN SUBDIVISION = 73.97 ACRES ±
 AREA IN LOTS = 323,555.22 S.F. OR 12.02 ACRES.
 AREA IN RESIDUE = 61.95 ACRES ±
 4) MINIMUM LOT SIZE = 3.00 ACRES.
 5) TOTAL NUMBER OF LOTS = 4.
 6) AVERAGE LOT SIZE = 3.01 ACRES.
 7) MINIMUM LOT WIDTH AT FRONT B.S.L. = 200'.
 8) MINIMUM BUILDING SETBACKS:
 75' - FRONT
 35' - REAR
 15' - SIDE
 9) LOTS TO BE SERVED BY PRIVATE WELLS AND DRAINFIELDS.

OWNER'S CERTIFICATE:
 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS GROVE HILL ESTATES, SECTION I IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.
 DATE 11-1-94 Joseph Ferguson PRES.
 J. FERGUSON AND SONS, INC.
 DATE 11-1-94 Mary Ware Ferguson
 MARY WARE FERGUSON

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY COUNTY
 I, Tuler Brooks 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 1st DAY OF November, 1994.
 MY COMMISSION EXPIRES 10/31/96
 NOTARY Tuler Brooks

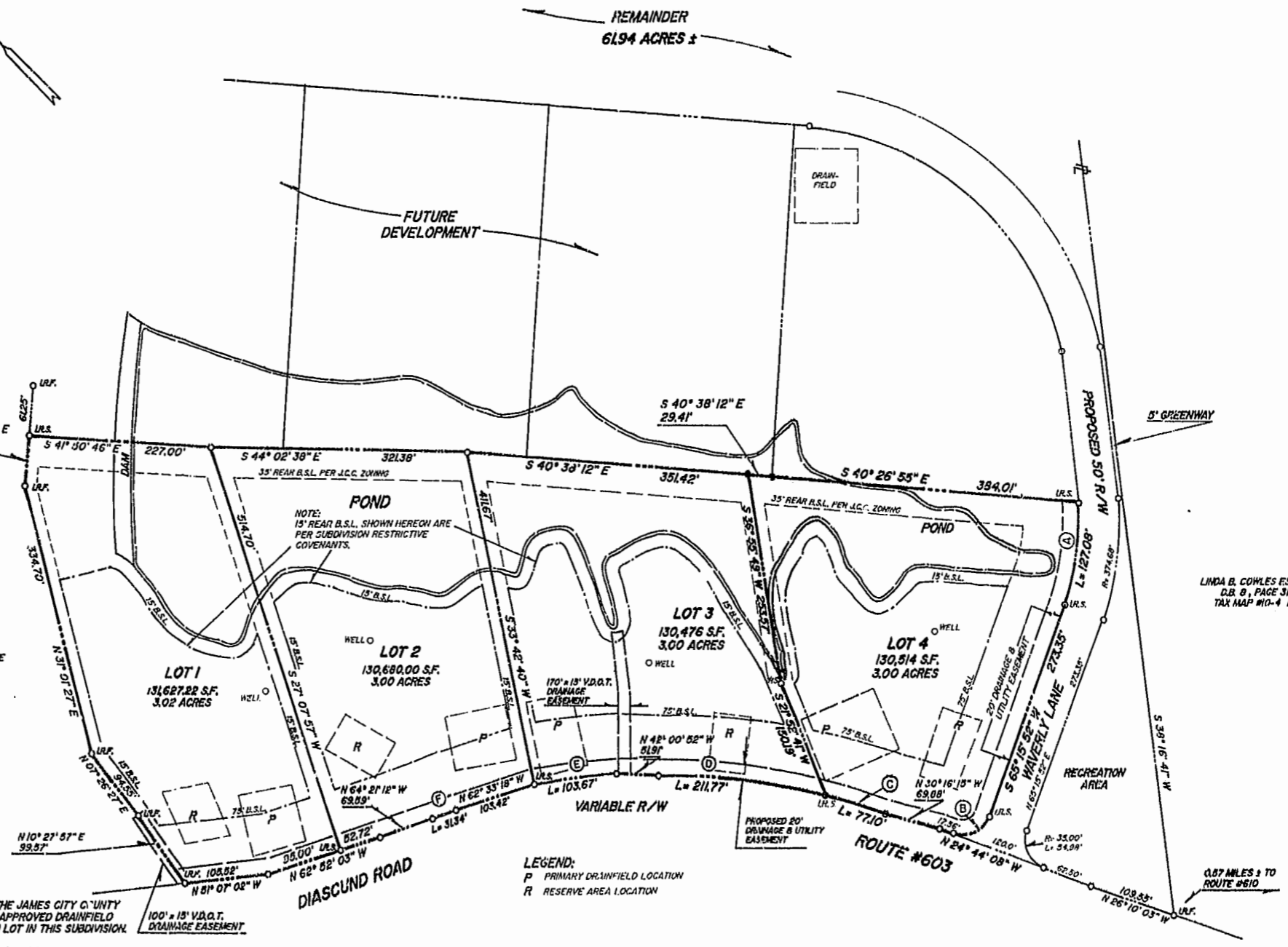
CERTIFICATE OF APPROVAL:
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 DATE Nov. 1, 1994 Michael D. Taylor
 VIRGINIA DEPT. OF TRANSPORTATION
 DATE Nov. 1, 1994 Colin A. Lee
 VIRGINIA DEPT. OF HEALTH
 DATE 11/15/94 [Signature]
 SUBDIVISION AGENCY OF JAMES CITY COUNTY

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 5/15/94 Dean E. Raynes
 DEAN E. RAYNES

NOTE:
 A COPY OF THIS PLAT IS ON FILE WITH THE JAMES CITY COUNTY HEALTH DEPARTMENT WHICH SHOWS THE APPROVED DRAINFIELD AND RESERVE AREA LOCATIONS FOR EACH LOT IN THIS SUBDIVISION.
 DRAINFIELD LOCATIONS SHOWN HEREON ARE PER SOIL TESTS PERFORMED BY ANN L. RUFF SOIL SCIENTIST.



PREPARED BY
 H. S. LAND SURVEYING
 18000 RIVER BEND TRAIL
 LANEXA, VIRGINIA 23089
 (804) 66-7017



CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
A	22° 25' 30"	R = 324.68'	L = 127.08'	C = 126.27'	CB = S 54° 03' 07" W
B	90° 00' 00"	R = 35.00'	L = 94.98'	C = 49.50'	CB = N 69° 44' 08" W
C	05° 14' 13"	R = 843.51'	L = 77.10'	C = 77.07'	CB = N 28° 47' 10" W
D	14° 23' 04"	R = 943.31'	L = 211.77'	C = 211.21'	CB = N 38° 35' 48" W
E	07° 00' 00"	R = 846.81'	L = 103.67'	C = 103.60'	CB = N 52° 47' 20" W
F	02° 07' 43"	R = 843.61'	L = 31.34'	C = 31.34'	CB = N 64° 21' 12" W

PLAT RECORDED IN
 P.D. NO. 101 PAGE 106

12:08 p.m.
 [Handwritten notes and signatures]

SUBDIVISION PLAT
 ON PROPERTY TO BE KNOWN AS
 SECTION I
 GROVE HILL ESTATES
 LOCATED STONEHOUSE DISTRICT
 JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: MARCH 21, 1994
 REV'D: JAN. 10, 1995 REV'D: OCTOBER 20, 1994
 J.O. # 33.9 F.B. # F REV'D: NOVEMBER 9, 1994
 REV'D: NOVEMBER 14, 1994