

VICINITY MAP

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH BEARING
C-1	324.68	12.93'	21.06'	4°33'42"	17°30'43"	25.84'	N 40°33'32"E
C-2	342.87'	202.64'	472.75'	79°00'00"	16°42'39"	436.10'	N 01°13'19"W
C-3	60.00'	24.70'	47.02'	44°54'02"	85°29'35"	45.83'	N 63°10'20"W
C-4	60.00'	47.50'	80.45'	76°48'40"	95°29'35"	74.56'	N 47°12'31"W
C-5	60.00'	18.03'	35.03'	33°26'54"	95°29'35"	34.63'	N 07°55'46"E
C-6	60.00'	13.10'	25.79'	24°37'28"	95°29'35"	25.59'	N 36°57'57"E
C-7	80.00'	144.50'	141.27'	139°54'42"	95°29'35"	110.83'	S 63°16'16"E
C-8	60.00'	24.70'	47.02'	44°54'02"	95°29'35"	45.83'	S 18°16'18"E
C-9	35.00'	35.00'	54.90'	90°00'00"	163°42'00"	49.50'	S 85°43'19"W
C-10	37.42'	67.89'	134.33'	30°28'47"	15°11'18"	133.62'	N 30°03'17"E
C-11	35.00'	35.00'	54.90'	90°00'00"	163°42'00"	49.50'	N 04°18'41"E
C-12	392.87'	28.97'	57.84'	8°28'08"	14°35'02"	57.79'	N 36°10'15"W
C-13	392.87'	277.99'	483.05'	70°33'54"	14°35'02"	453.05'	N 02°59'44"E
C-14	374.68'	89.91'	176.47'	26°59'11"	15°17'31"	174.85'	N 51°46'16"E
C-15	35.00'	35.00'	54.90'	90°00'00"	163°42'00"	49.50'	N 20°15'52"E
C-16	35.00'	35.00'	54.90'	90°00'00"	163°42'00"	49.50'	N 69°44'00"W

SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAN WAS OBTAINED BY L. WALLACE SMITH ADMINISTRATOR (E.S.) OF THE ESTATE OF DAVID W. WIRE TO J. FERGUSON AND SONS, INC. AND MARY ANN FERGUSON IN DEED MAPS DATED DECEMBER 8, 1983 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 660, PAGE 362.

NOTES

- 1) PROPERTY IS A PORTION OF TAX MAP S(19-4) (1-4)
- 2) PROPERTY IS BOUND BY:
 - a) TOTAL AREA IN SUBDIVISION = 61.65 ACRES
 - b) AREA IN LOTS = 130680 SF OR 3.00 ACRES
 - c) AREA IN RECR. AREA = 13931 SF OR 1.01 ACRES
 - d) AREA IN ROADS = 10410 SF OR 0.29 ACRES
 - e) AREA IN RESERVE = 24.48 ACRES
- 3) TOTAL NUMBER OF LOTS = 10
- 4) DRIVEWAY LOT SIZE = 3.01 ACRES
- 5) MINIMUM LOT SIZE = 3.0 ACRES
- 6) MINIMUM LOT WIDTH AT FRONT B.S.L. = 200'
- 7) MINIMUM BUILDING SETBACKS:
 - 15' FRONT
 - 35' REAR
 - 15' SIDE
- 8) PLOTS TO BE SERVED BY PRIVATE WELLS AND DRAINFIELDS
- 9) ROADWAYS TO BE DEDICATED TO PUBLIC USE

FUTURE DEVELOPMENT

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS KNOWN AS GROVE HILL ESTATES, SECTION TWO IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES, ROADWAYS TO BE DEDICATED TO PUBLIC USE.

4/12/95 J. Ferguson and Sons, Inc.
DATE J. Ferguson and Sons, Inc.

NOTARY:
STATE OF VIRGINIA

City/County of James City
I, G. Tyler Burdette, 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 12 day of April, 1995.

Signed: G. Tyler Burdette
My commission expires: 10/31/96

CERTIFICATE OF APPROVAL:

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

4/12/95 Andy Mays
DATE NDOT

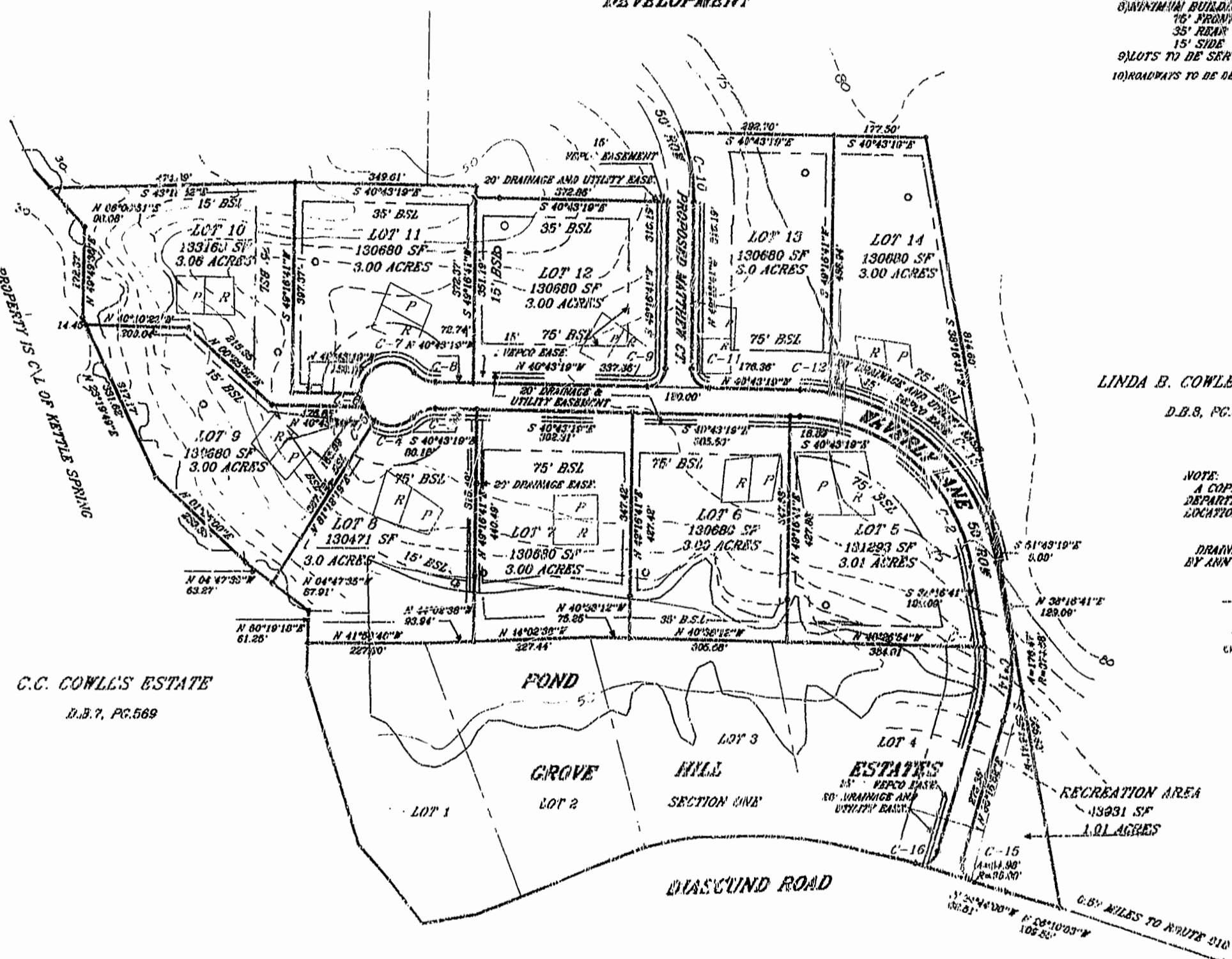
4/12/95 Colin Lee
DATE VIRGINIA DEPT. OF HEALTH

5/17/95 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY CO.

SURVEYOR'S CERTIFICATE:

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

3/8/95 [Signature]
DATE DEAN B. KAPLAN C.S. 1633



LINDA B. COWLES ESTATE
D.B. 8, PG. 311

NOTE:
A COPY OF THIS PLAN 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 HERON ARSENER SOIL TESTS PERFORMED BY ANN L. RUPP SOIL SCIENTIST.

LEGEND:
P PRIMARY DRAINFIELD LOCATION
R RESERVE AREA LOCATION
O WELL

C.C. COWLES ESTATE
D.B. 7, PG. 569

SUBDIVISION PLAN
ON PROPERTY KNOWN AS
SECTION TWO
GROVE HILL ESTATES
STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=200' DATE: 1/18/95
J.N. 3389

PLAY RECORDED IN
P.B. NO. CL PAGE 588

Recorded 12 day of May, 1995
B.B. No. 9720 pages 859

HIS LAND SURVEYING, INC.
15500 RIVER BEND TRAIL
LANEXA, VIRGINIA 23089
(804) 962-7017

