

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

Cordia S. Thelen A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 2 DAY OF January, 1995

MY COMMISSION EXPIRES: December 31, 1997

OWNER'S CONSENT:

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.

SIGNED: Earl K. Greene

SIGNED: Betty V. Greene

SIGNED: _____

SIGNED: _____

CERTIFICATE OF APPROVAL:

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

AGENT OF GOVERNING BODY:

SIGNED: [Signature] 3/7/94

HEALTH OFFICER:

SIGNED: James H. Bowler 2/5/94

HIGHWAY DEPT.:

SIGNED: [Signature] 2/1/94

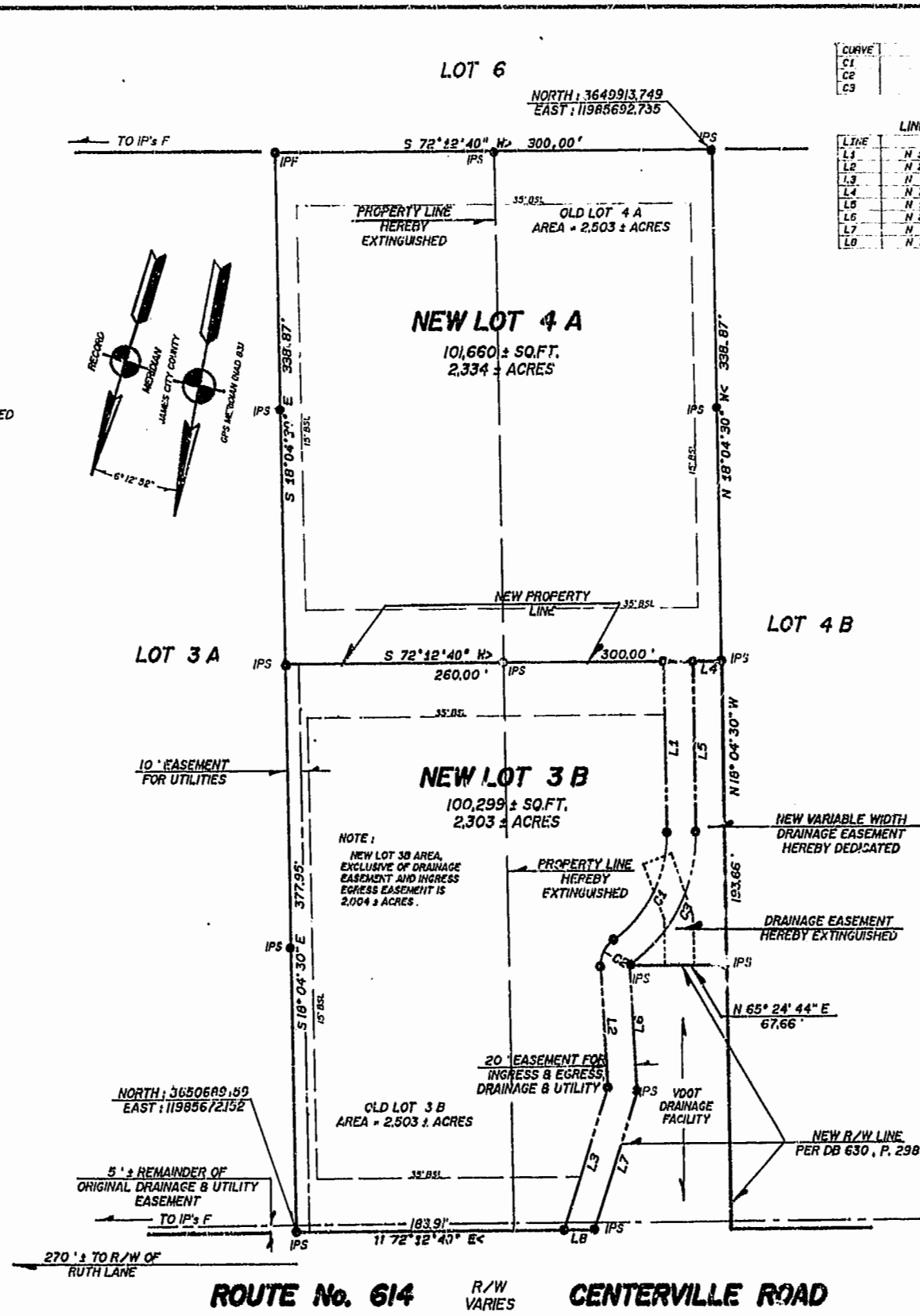
SURVEYOR'S CERTIFICATE:

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: Oct. 20, 1995 [Signature]



SPEARMAN & ASSOCIATES, P. C.
SURVEYING AND PLANNING
489 McLAWS CIRCLE — WILLIAMSBURG, VIRGINIA
(804) 253-8720



CURVE DATA TABLE

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	04.00	66°36'11"	85.02	00.02	N 10°19'47" E	43.79
C2	20.54	20°00'22"	20.00	10.85	N 9°06'38" E	11.88
C3	103.76	16°36'21"	103.02	99.99	N 10°19'41" E	66.80

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N 18°04'30" W	113.63
L2	N 20°10'31" W	80.63
L3	N 0°36'40" E	99.96
L4	N 72°42'40" E	20.00
L5	N 18°04'30" W	113.73
L6	N 20°10'31" W	84.32
L7	N 0°36'40" E	97.00
L8	N 72°42'40" E	21.08

SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY: ROTHY E. DYKE, WIDOW, TO: EARL K. GREEN AND BETTY V. GREEN BY DEED DATED SEPTEMBER 11, 1995 AND RECORDED SEPTEMBER 18, 1995 AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY AND THE CITY OF WILLIAMSBURG IN DEED BOOK 753, PAGE 125.

FLOOD CERTIFICATION:

PROPERTY SHOWN HEREON IS IN FLOOD HAZARD ZONE "X", (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAN), AS SHOWN ON COMMUNITY PANEL # 510 201 0020 B, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 06, 1991.

DEVELOPMENT NOTES:

- 1.) PROPERTY ADDRESS: # 6294 CENTERVILLE ROAD
- 2.) TAX MAP # = (31-2H 2-3B) & (31-2H-4A) PROPERTY IS ZONED "R" RURAL INCIDENTAL DIST.
- 3.) MINIMUM LOT SIZE = 30,000 SQ.FT.
- 4.) MINIMUM YARD REQUIREMENTS:
FRONT BSL = 30'
SIDE BSL = 15'
REAR BSL = 35'
- 5.) PARCEL IS PRESENTLY SERVED BY PUBLIC WATER AND 1" PUBLIC SEWER.
- 6.) AVERAGE LOT SIZE EQUALS: 100,580 ± SQ.FT. OR 2,318 ± ACRES
- 7.) AREA SUBDIVIDED EQUALS: 201,999 ± SQ.FT. OR 4,636 ± ACRES
- 8.) MINIMUM LOT WIDTH AT FRONT SETBACK LINE = 180 FEET.
- 9.) ALL NEW UTILITIES REQUIRED FOR THIS SUBDIVISION SHALL BE PLACED UNDERGROUND

NOTE FROM JAMES CITY CO. SUBDIVISION ORDINANCE SECTION 17-17(4):

EACH LOT OR PARCEL OF PROPERTY SHALL FRONT A ROAD WHICH IS PART OF THE TRANSPORTATION DEPARTMENT ROAD SYSTEM OR SHALL FRONT UPON A PRIVATE DRIVE OR ROAD WHICH IS IN A RIGHT-OF-WAY TWENTY FEET IN WIDTH. SUCH RIGHT-OF-WAY SHALL REMAIN PRIVATE AND SHALL INCLUDE A DRIVEWAY WITHIN IT CONSISTING OF, AT A MINIMUM, AN ALL WEATHER SURFACE OF ROCK, STONE OR GRAVEL, WITH A MINIMUM DEPTH OF THREE INCHES AND A MINIMUM WIDTH OF TEN FEET. THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN A CONDITION PASSABLE AT ALL TIMES. THE PROVISION OF AN ALL WEATHER DRIVE SHALL BE GUARANTEED IN ACCORDANCE WITH SECTION 17-6B. AN EROSION AND SEDIMENT CONTROL PLAN WITH APPROPRIATE SURETY SHALL BE SUBMITTED FOR APPROVAL IF THE PROPOSED RIGHT-OF-WAY AND DRIVE CONSTRUCTION DISTURBS MORE THAN 2,800 SQUARE FEET.

FAMILY SUBDIVISION AND BOUNDARY LINE ADJUSTMENT
OF PROPERTY STANDING IN THE NAMES OF
EARL K. GREENE & BETTY V. GREENE
BEING
LOTS 3B & 4A, SECTION II, CAMELOT
LOCATED

POWHATAN MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: OCTOBER 20, 1995 SCALE: 1" = 60'

PLAT RECORDED IN
BOOK 163 PAGE 86

- 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
 - N/F ■ NOW OR FORMERLY

12:45 PM
Recorded 11 day of June 1995
in
D.S. No. 778 pages 2
Walter Spearman