

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MARGARET S. HARRIS AND ALLEN C. HARRIS, JR. TO ALLEN B. AND TERRI S. HARRIS BY DEED DATED MAY 13, 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 624, PAGE 83.

OWNER'S CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

Allen B. Harris 2/7/96
NAME DATE
Terri S. Harris 3/7/96
NAME DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Pamela
P. Calles, 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 7th DAY OF March 1996.
MY COMMISSION EXPIRES 08-31-97
Pamela Dawn Calles
SIGNATURE

CERTIFICATE OF APPROVAL

THIS BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] 3/18/96
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

CLERK'S CERTIFICATE
STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 20th DAY OF March 1996, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

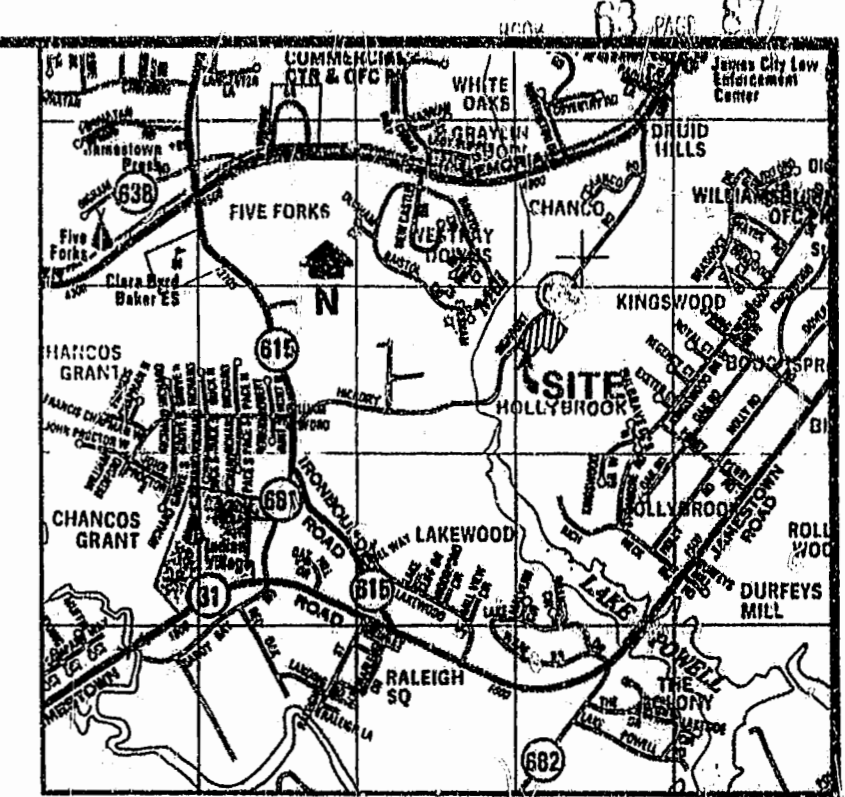
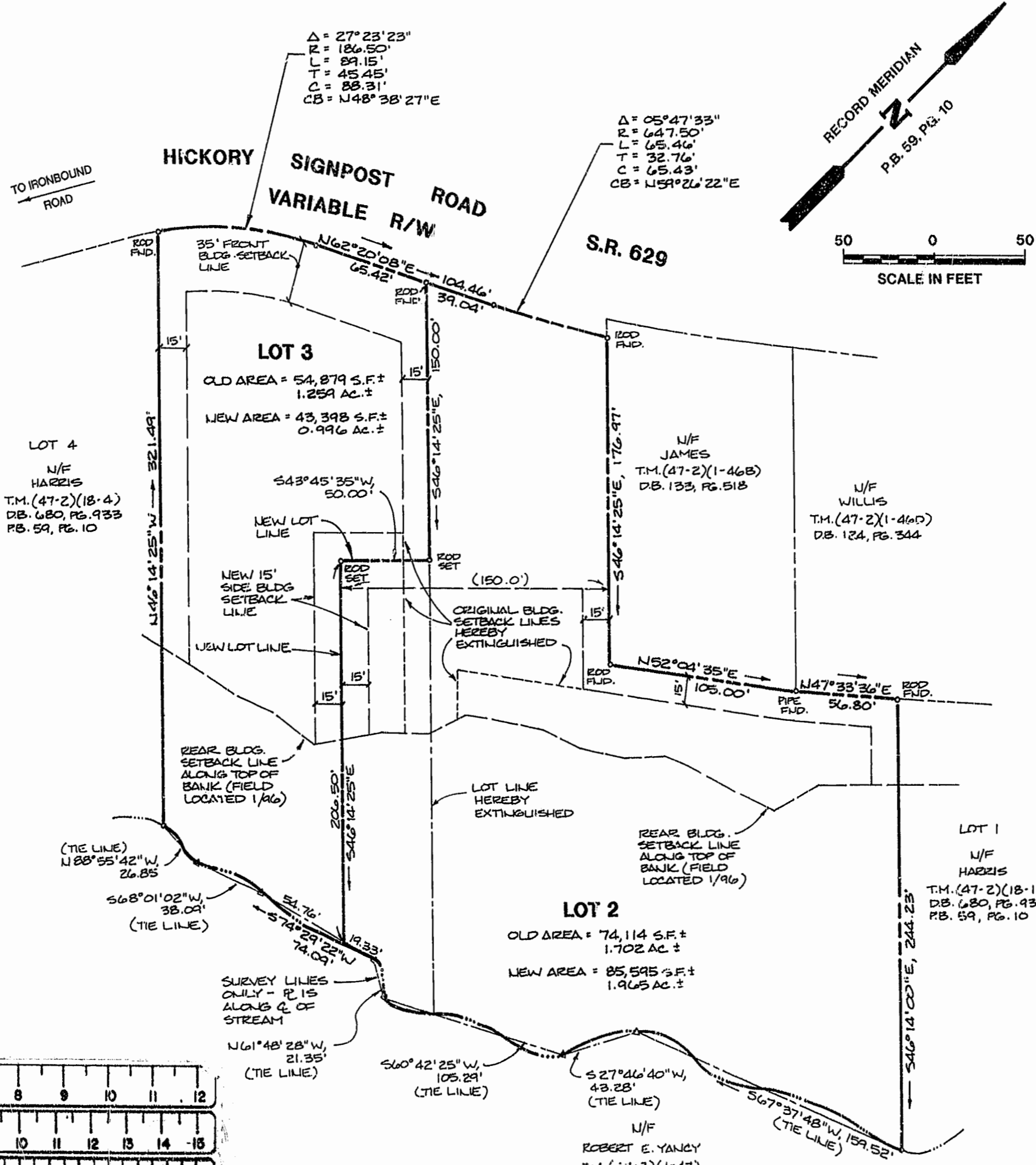
TESTE: [Signature] CLERK

PLAT BOOK: 63 PAGE 87

SURVEYOR'S CERTIFICATE

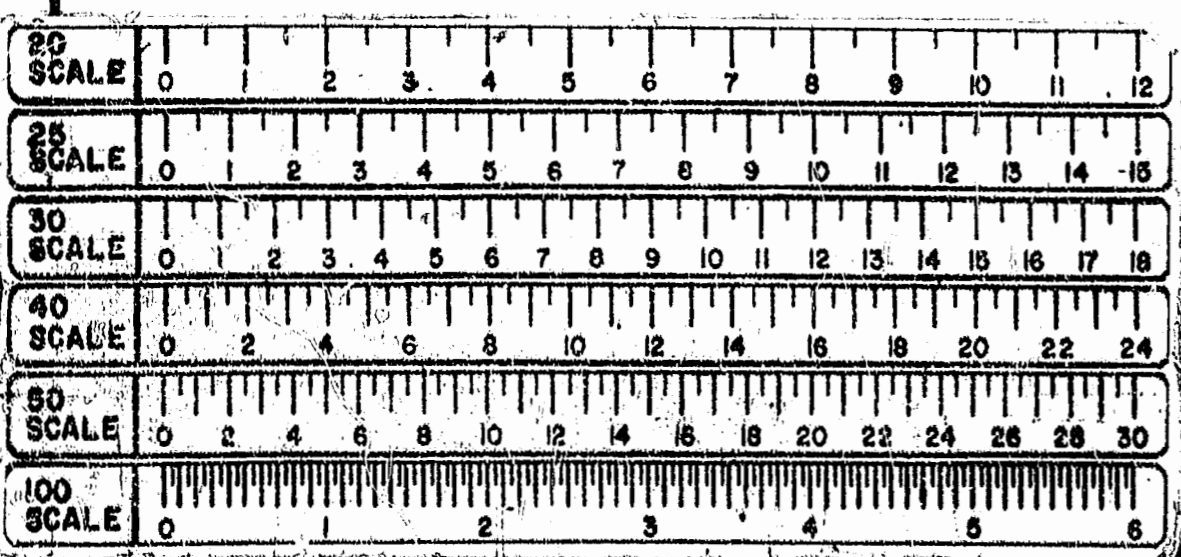
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISION WITHIN THE COUNTY.

Ronald W. Eads 3/7/96
RONALD W. EADS, L.S. DATE



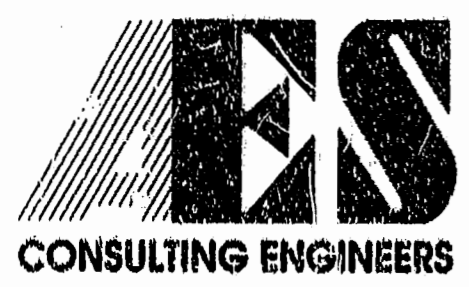
GENERAL NOTES

1. PROPERTY AS SHOWN IS ALL OF TAX PARCELS (47-2)(18-2) & (47-2)(18-3).
2. PROPERTY CURRENTLY ZONED R-1.
3. PUBLIC SEWER IS AVAILABLE.
4. LOTS TO BE SERVED BY PRIVATE WELLS.
5. MINIMUM LOT SIZE IS 17,500 SQ. FT.
6. FOR LOTS LESS THAN 43,560 S.F. FT., THE MINIMUM LOT WIDTH IS 100' AT THE FRONT SETBACK LINE.
7. FOR LOTS GREATER THAN 43,560 SQ. FT., THE MINIMUM LOT WIDTH IS 150' AT THE FRONT SETBACK LINE.
8. MINIMUM BUILDING SETBACKS: (FRONT SETBACK 60' FROM CENTERLINE OF ROAD IF EXISTING R/W IS LESS THAN 50')
FRONT - 35'
SIDES - 15'
REAR - 35'



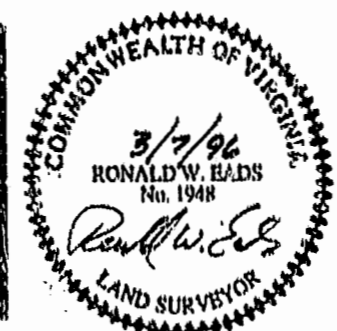
Recorded 204 day of March 1996
D.B. No. 778 PAGE 802
[Signature]

PLAT RECORDED IN
P.B. NO. 63 PAGE 87



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

PLAT FOR BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT FOR LOTS 2 & 3, "SMITH GROVE" SUBDIVISION OWNED BY ALLEN B. & TERRI S. HARRIS
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed RWE	Drawn RMJ
Scale 1"=50'	Date 3/7/96
Project No. 7910-1	
Drawing No. PLAT	