

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

Joseph S. Tomell VP 10-18-96
 JOHN GRIER CONST. Co. TITLE DATE

NOTARY
 STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:
Adah L. Hough A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 18 DAY OF October, 1996.

MY COMMISSION EXPIRES October 31, 1996.

Adah L. Hough
 NOTARY PUBLIC

B.D. Bell, Jr. 11-25-96
 for BAXTER I. BELL, JR. TITLE DATE

NOTARY
 STATE OF VIRGINIA, CITY/COUNTY OF Williamsburg TO-WIT:

Janice M. Thompson A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 25th DAY OF October, 1996.

MY COMMISSION EXPIRES February 28, 1, 1999.

Janice M. Thompson
 NOTARY PUBLIC

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF JOHN GRIER CONSTRUCTION CO. AND BAXTER I. BELL, JR. BY DEED DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN D.B. 101 PG. 649.

SURVEYOR'S CERTIFICATE

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

G.T. Wilson, Jr. 10-18-96
 G.T. WILSON, Jr., C.L.S. DATE

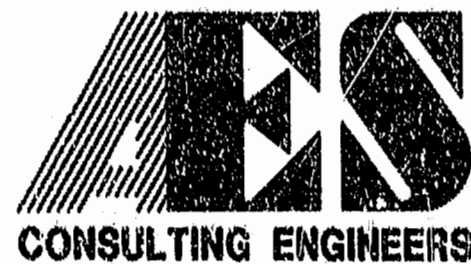
CERTIFICATE OF APPROVAL

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

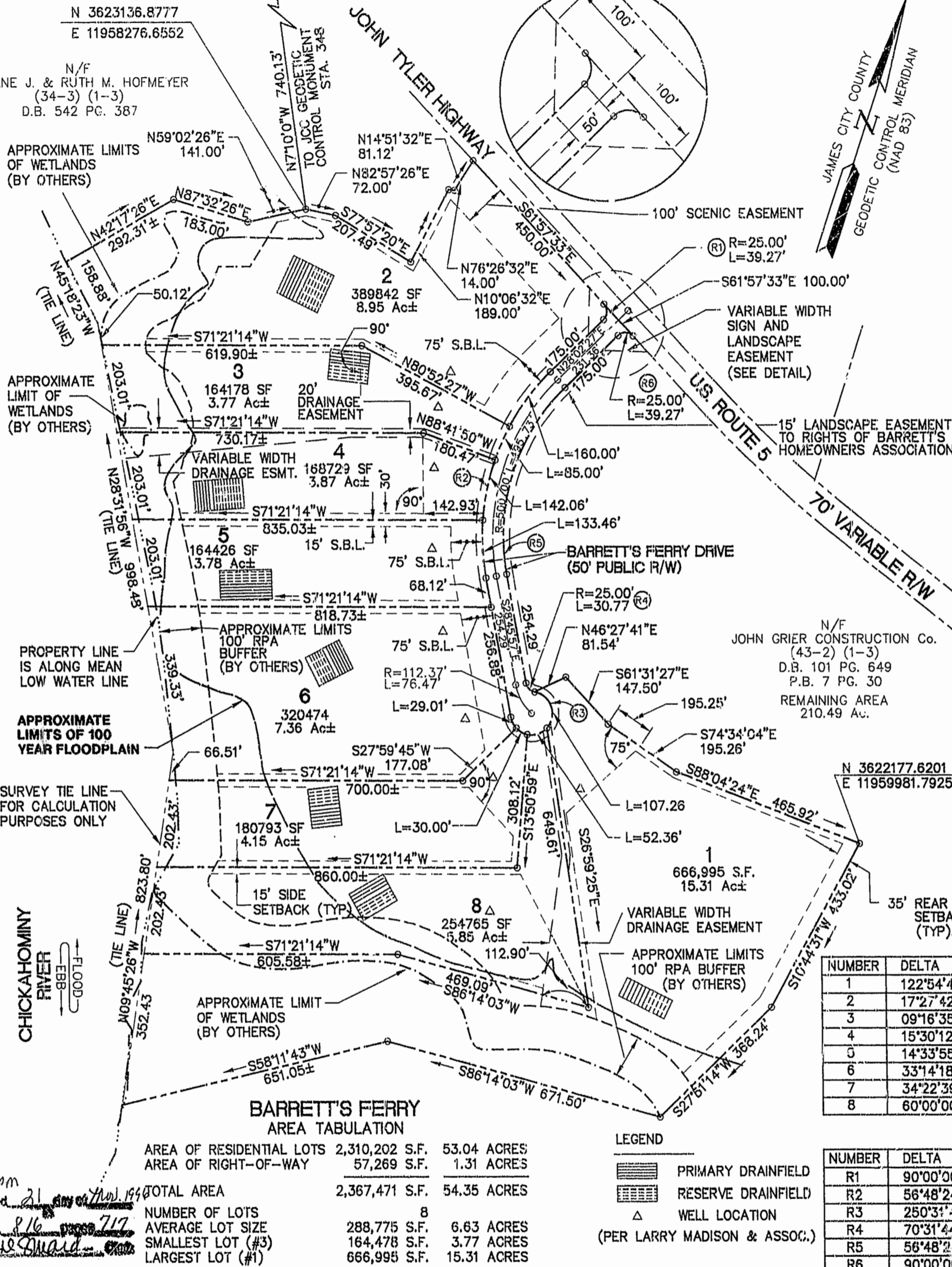
James W. Bowles 10/18/96
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

James W. Bowles 10/18/96
 HEALTH DEPT. DATE
 JAMES CITY COUNTY

James W. Bowles 10/18/96
 VIRGINIA DEPT. OF TRANSPORTATION DATE



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



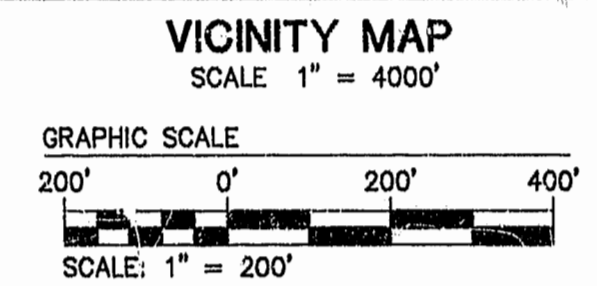
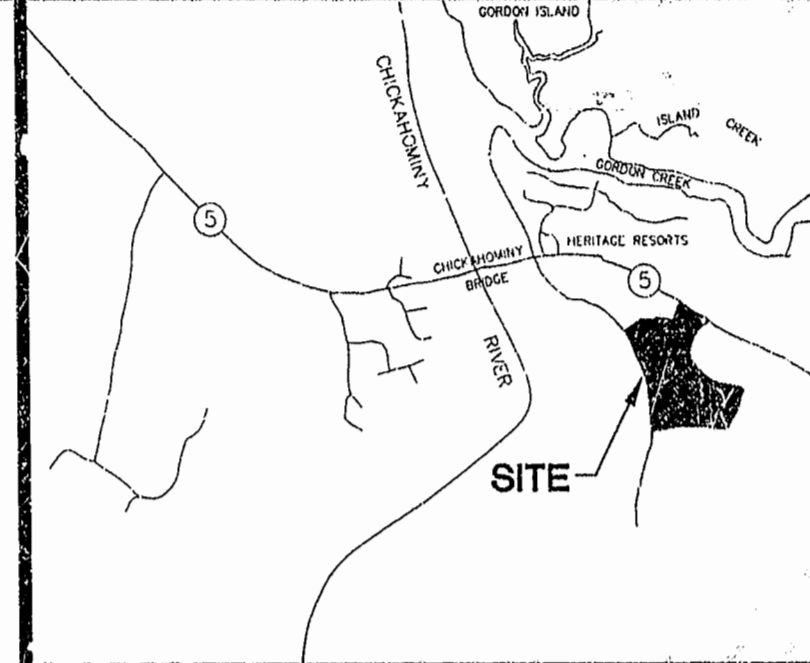
BARRETT'S FERRY AREA TABULATION

AREA OF RESIDENTIAL LOTS	2,310,202 S.F.	53.04 ACRES
AREA OF RIGHT-OF-WAY	57,269 S.F.	1.31 ACRES
TOTAL AREA	2,367,471 S.F.	54.35 ACRES
NUMBER OF LOTS	8	
AVERAGE LOT SIZE	288,775 S.F.	6.63 ACRES
SMALLEST LOT (#3)	164,478 S.F.	3.77 ACRES
LARGEST LOT (#1)	666,995 S.F.	15.31 ACRES

LEGEND

- PRIMARY DRAINFIELD
- RESERVE DRAINFIELD
- WELL LOCATION

(PER LARRY MADISON & ASSOC.)



GENERAL NOTES

- PROPERTY SHOWN HEREON IS A PORTION OF TAX MAP PARCEL No. (43-2)(1-3)
- PROPERTY IS CURRENTLY ZONED "A-1"-GENERAL AGRICULTURAL.
- PROPOSED UTILITY EASEMENTS ARE HEREBY DEDICATED TO JAMES CITY COUNTY.
- PROPOSED DRAINAGE EASEMENTS HEREBY DEDICATED TO THE BARRETT'S FERRY HOMEOWNERS ASSOCIATION.**
- LOTS TO BE SERVED BY PRIVATE WELLS, SEPTIC TANKS AND DRAINFIELDS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND WITHIN THE VDOT RIGHT-OF-WAY. (PER QUINTON ELLIOTT, 11/19/98) A FUTURE WATERLINE IS PERMISSIBLE 3' OFF THE EDGE OF PAVEMENT).
- ALL STREETS SHALL BE DEDICATED FOR PUBLIC USE.
- BOUNDARY, LOT AND STREET CORNER MONUMENTS SHALL BE SET IN ACCORDANCE WITH JCC SUBDIVISION ORDINANCE SECT. 17-34 THROUGH 17-36.
- AREA WITHIN 100' RPA BUFFER TO REMAIN IN NATURAL & UNDISTURBED STATE.**

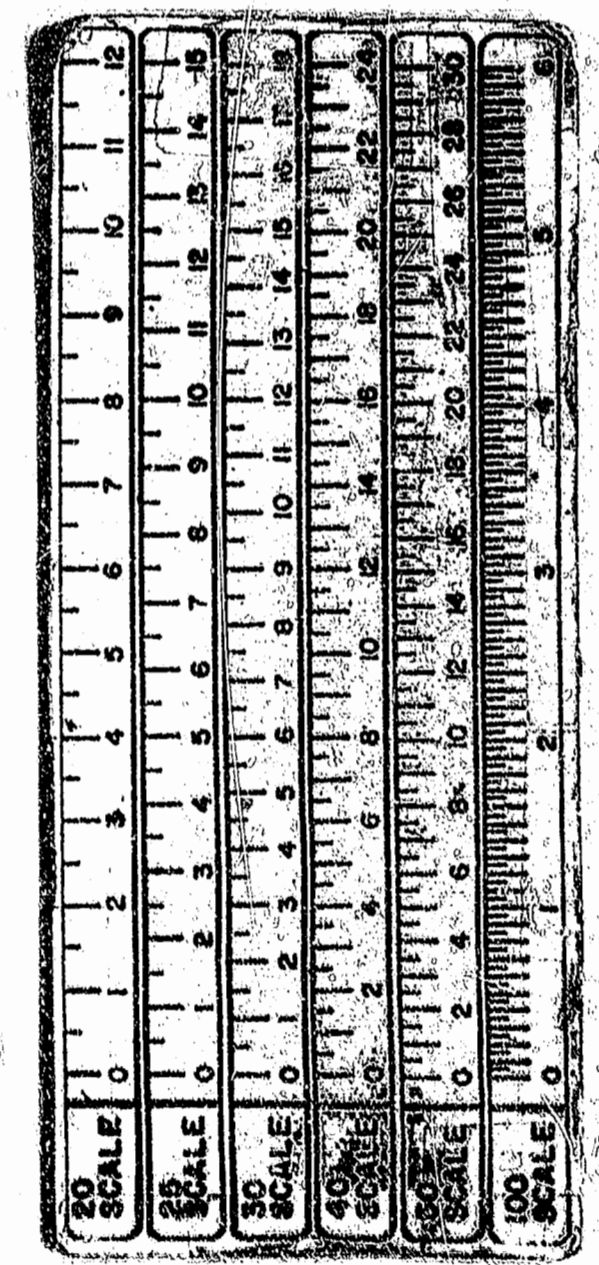
MINIMUM BUILDING SETBACKS:
 FRONT = AS SHOWN
 SIDES = 15'
 REAR = 35'
 MINIMUM LOT WIDTH AT FRONT SETBACK IS 100'.

LOT CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	122°54'47"	50.00	107.26	91.92	87.85	N37°50'17"W
2	172°7'42"	525.00	160.00	80.63	159.38	S19°18'36"W
3	09°16'35"	525.00	85.00	42.59	84.91	S05°56'28"W
4	15°30'12"	525.00	142.06	71.47	141.62	S06°26'56"E
5	14°33'55"	525.00	133.46	67.09	133.10	S21°29'00"E
6	33°14'18"	50.00	29.01	14.92	28.60	S45°23'06"E
7	34°22'39"	50.00	30.00	15.47	29.55	S79°11'34"E
8	60°00'00"	50.00	52.36	28.87	50.00	N53°37'07"E

RIGHT-OF-WAY CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
R1	90°00'00"	25.00	39.27	25.00	35.36	S16°57'33"E
R2	56°48'24"	525.00	520.52	283.91	499.46	S00°21'45"E
R3	250°31'44"	50.00	218.63	-	81.65	N25°58'11"E
R4	70°31'44"	25.00	30.77	17.68	28.87	N64°01'49"W
R5	56°48'24"	475.00	470.95	256.87	451.89	N00°21'45"W
R6	90°00'00"	25.00	39.27	25.00	35.36	N73°02'27"E



PLAT OF SUBDIVISION
BARRETT'S FERRY
 OWNER / DEVELOPER
 JOHN GRIER CONSTRUCTION COMPANY AND
 BAXTER I. BELL, JR.
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
		PLAT RECORDED IN P.B. NO. 165 PAGE 512	

Designed by RMO	Drawn by GG/scl
Scale 1"=200'	Date 10/18/96
Project No. 8045	Drawing No. 1 OF 1