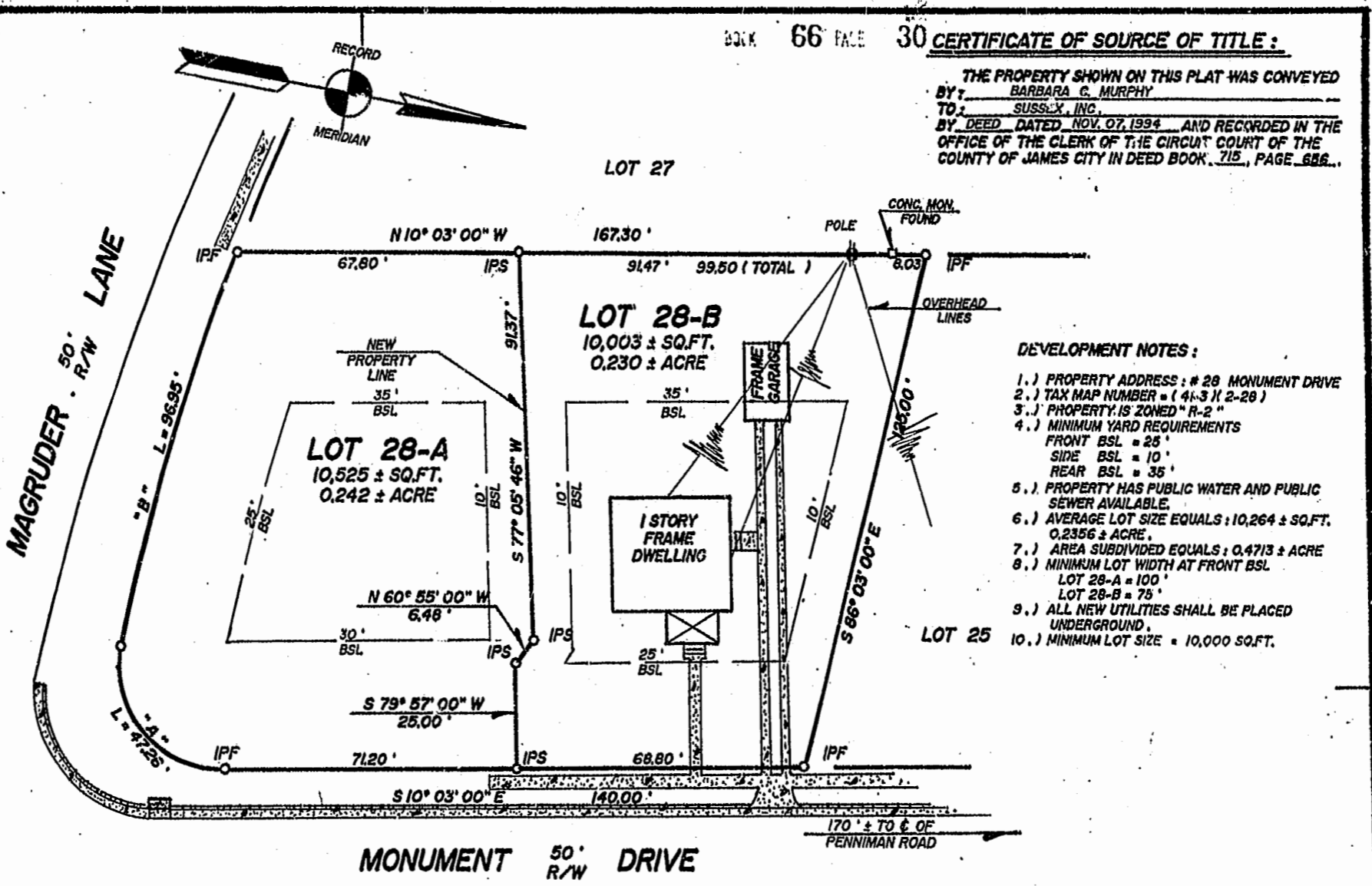
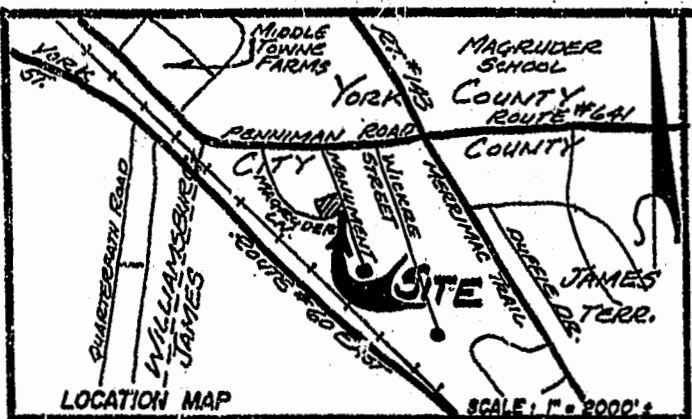


THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY: BARBARA C. MURPHY TO: SUSSEX, INC. BY DEED DATED NOV. 07, 1994 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 715, PAGE 686.



- DEVELOPMENT NOTES:**
- 1.) PROPERTY ADDRESS: # 28 MONUMENT DRIVE
 - 2.) TAX MAP NUMBER = (4-3)(2-28)
 - 3.) PROPERTY IS ZONED "R-2"
 - 4.) MINIMUM YARD REQUIREMENTS: FRONT BSL = 25', SIDE BSL = 10', REAR BSL = 35'
 - 5.) PROPERTY HAS PUBLIC WATER AND PUBLIC SEWER AVAILABLE.
 - 6.) AVERAGE LOT SIZE EQUALS: 10,264 ± SQ.FT. 0.2356 ± ACRE.
 - 7.) AREA SUBDIVIDED EQUALS: 0.4713 ± ACRE
 - 8.) MINIMUM LOT WIDTH AT FRONT BSL: LOT 28-A = 100', LOT 28-B = 75'
 - 9.) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
 - 10.) MINIMUM LOT SIZE = 10,000 SQ.FT.

CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA, CITY-COUNTY OF JAMES CITY
 I, Elizabeth Gilbert, 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 25 DAY OF March 1997

MY COMMISSION EXPIRES: 9/30/97
Elizabeth A. Gilbert

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS LOT 28, FORT MAGRUDER HEIGHTS, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

SUSSEX, INC., A Virginia Corporation.
 BY: Barbara Murphy
 TITLE: Pres DATE: 3/25/97

CERTIFICATE OF APPROVAL:

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

VIRGINIA DEPARTMENT OF TRANSPORTATION:
 SIGNED: N/A DATE: _____

VIRGINIA DEPARTMENT OF HEALTH:
 SIGNED: N/A DATE: _____

SUBDIVISION AGENT OF JAMES CITY COUNTY:
 SIGNED: _____ DATE: 3/25/97

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: Mar. 25, 1997 Roger D. Spearman

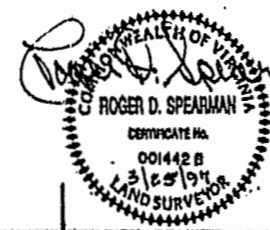
SPEARMAN & ASSOCIATES, P.C.
 SURVEYING & PLANNING
 5682-A MOORETOWN RD -- WILLIAMSBURG, VA 23188
 (757) 253-8720

CURVE DATA

"A"	"B"
Δ = 98° 00' 00"	Δ = 09° 02' 02"
R = 25.00'	R = 614.90'
L = 42.76'	L = 96.95'
T = 28.76'	T = 48.58'
C = 37.74'	C = 96.85'
CB = S 38° 56' 58" W	CB = N 83° 25' 59" W

- LEGEND:**
- IPF = IRON PIPE FOUND
 - IPS = IRON PIPE SET
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - BSL = BLDG. SETBACK LINE
 - TXM = TAXMAP
 - ⊙ = SOIL TEST HOLE (IF APPLICABLE)

Recorded 31 day of March 1997
 DOCUMENT # 97000 0728
Bellevue Shuard Clerk



FOR FURTHER REFERENCE SEE:
 PB 7, P. 50
 DB 30, P. 439
 DB 30, P. 439
 DB 31, P. 119
 DB 219, P. 736

PLAT RECORDED IN
 P.B. NO. 106 PAGE 30

PLAT OF SURVEY FOR SUBDIVISION OF LOT 28, FORT MAGRUDER HEIGHTS LOCATED ROBERTS MAGISTERIAL DISTRICT JAMES CITY COUNTY, VIRGINIA SCALE: 1" = 30' DATE: MARCH 25, 1997

PREPARED FOR
 SUSSEX, INC.
 606 RICHMOND ROAD
 WILLIAMSBURG, VA 23185
 (757) 229-0606

