

WILLIAMSBURG - JAMES CITY COUNTY
SCHOOL BOARD
DB 381, P. 396
PB 47, P. 68
TX MP (47-1) (1-58)



66 486 66

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED
BY: EDMUND HARRISON SAUNDERS
TO: FIVE FORKS, VIRGINIA, INCORPORATED
BY DEED DATED JUNE 14, 1988 AND RECORDED IN THE
OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE
COUNTY OF JAMES CITY IN DEED BOOK 400, PAGE 478.

CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA: CITY-COUNTY OF JAMES CITY
I, Ann J. Weaver, 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 OCT, 1996

MY COMMISSION EXPIRES: 12/31/98

Ann J. Weaver

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS
FIVE FORKS, VIRGINIA, INCORPORATED IS WITH THE FREE CONSENT AND IN
ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS,
PROPRIETORS AND OR TRUSTEES.

FIVE FORKS, VIRGINIA, INCORPORATED

BY: Edmund Harrison Saunders

TITLE: Plat DATE: 10/17/96

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: BE. M... DATE: 11/10/97

VIRGINIA DEPARTMENT OF HEALTH

SIGNED: _____ DATE: _____

SUBDIVISION AGENT OF JAMES CITY COUNTY:

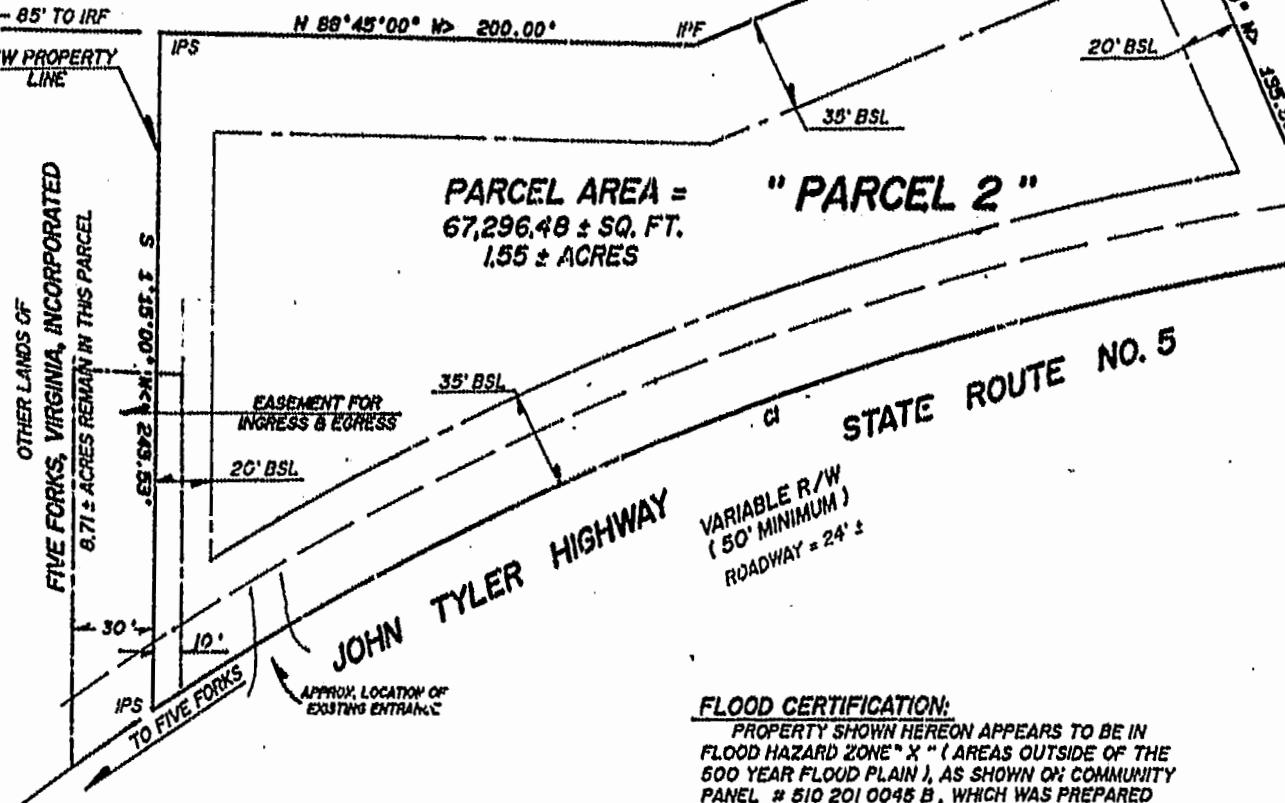
SIGNED: Roger D. Spearman DATE: 10/17/96

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. 17, 1996 Roger D. Spearman

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



DEVELOPMENT NOTTS:

- 1.) PROPERTY ADDRESS: (PRESENTLY) PART OF #4360 JOHN TYLER HWY.
- 2.) TAX MAP NUMBER (PRESENTLY) PART OF (46-2) (1-14).
- 3.) PROPERTY IS ZONED "R 8"
- 4.) MINIMUM LOT SIZE = 30,000 SQ. FT.
- 5.) MINIMUM YARD REQUIREMENTS:
FRONT BSL = 35'
SIDE BSL = 20'
REAR BSL = 35'
- 6.) PARCELS HAVE PUBLIC WATER AND PUBLIC SEWER AVAILABLE.
- 7.) AVERAGE PARCEL SIZE EQUALS: 223,352 ± SQ. FT. OR 5.128 ± ACRES.
- 8.) AREA SUBDIVIDED EQUALS: 10.26 ± ACRES
- 9.) MINIMUM LOT WIDTH AT FRONT SETBACK LINE = 150 FEET
- 10.) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 11.) ALL OUTDOOR SIGNS SHALL COMPLY WITH THE REGULATIONS IN ARTICLE II, DIVISION 3, OF THE ZONING ORDINANCE.
- 12.) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.

FLOOD CERTIFICATION:

PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD HAZARD ZONE "X" (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN), AS SHOWN ON COMMUNITY PANEL # 510 201 0045 B, WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 06, 1991.

1:58 PM 21 day of May 1997
Recorded: _____

DOCUMENT #: 91008383

Richard C. Clark

LINE DATA

LINE	BEARING	DISTANCE
L3	N 10° 15' 00" N	23.00

CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	467.75	23° 23' 14"	1145.92	464.51	N 89° 31' 23" E	237.18

- LEGEND:**
- IFF = IRON PIPE FOUND
 - IFS = IRON PIPE SET
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - BSL = BLDG. SETBACK LINE
 - TXMP = TAXMAP
 - ⊙ = SOIL TEST HOLE



PLAT RECORDED IN
P.B. NO. 66 PAGE 66

A PLAT OF SURVEY FOR SUBDIVISION
OF A PORTION OF THE LANDS OF
FIVE FORKS, VIRGINIA, INCORPORATED

BEING
1.55 ± ACRES

LOCATED
BERKLEY MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 60' DATE: OCT. 17, 1996

JO # 7664 ----- FB "F"

