

- REFERENCES**  
 PLAT BOOK 44, PAGE 65  
 PLAT BOOK 22, PAGE 14  
 DEED BOOK 123, PAGE 590  
 DEED BOOK 329, PAGE 730  
 DEED BOOK 539, PAGE 688  
 DEED BOOK 160, PAGE 572  
 DEED BOOK 120, PAGE 168  
 DEED BOOK 120, PAGE 172  
 DEED BOOK 617, PAGE 403  
 DEED BOOK 120, PAGE 169  
 DEED BOOK 133, PAGE 757  
 DEED BOOK 186, PAGE 530  
 DEED BOOK 186, PAGE 526  
 DEED BOOK 271, PAGE 819  
 DEED BOOK 612, PAGE 596

**FAMILY SUBDIVISION**  
**OF PROPERTY STANDING IN THE NAME OF**  
**FLORENCE M. SMITH AND BETTY S. SMITH**  
 LOCATED: POWHATAN DISTRICT,  
 JAMES CITY COUNTY, VIRGINIA  
 DATE: DECEMBER 11, 1996 SCALE: 1" = 50'

N/F  
 JACK MASSIE  
 TAX MAP (23-3)(1-32)  
 DB 133, PG. 757

N/F  
 KENNETH I. HEATH  
 HEATH MOBILE HOME PARK  
 TAX MAP (24-3)(1-53B)

**OWNER'S CERTIFICATE:**  
 THE SUBDIVISION OF LAND SHOWN  
 ON THIS PLAT IS WITH THE FREE CONSENT  
 AND IN ACCORDANCE WITH THE DESIRE OF THE  
 UNDERSIGNED OWNERS, PROPRIETORS AND OR  
 TRUSTEES.

10/28/97 Florence M. Smith  
 (DATE) FLORENCE M. SMITH  
 10/28/97 Betty S. Smith  
 (DATE) BETTY S. SMITH

**CERTIFICATE OF NOTARIZATION:**  
 STATE OF VIRGINIA

CITY-COUNTY OF JAMES CITY,  
RONALD C. ADKINS 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 28 DAY OF  
Oct., 1997.

MY COMMISSION EXPIRES 3/31/2000

Ronald C. Adkins  
 NOTARY

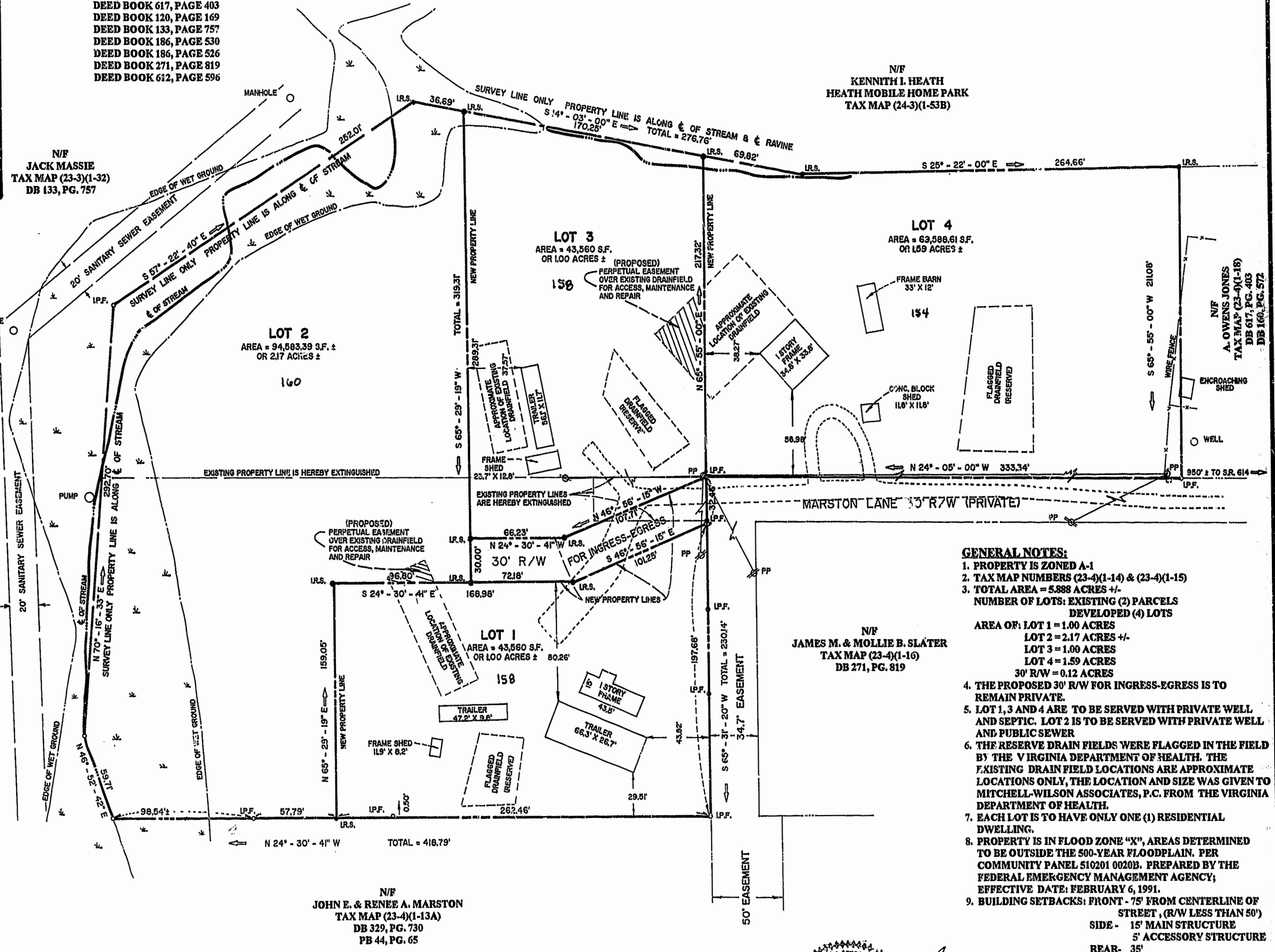
**CERTIFICATE OF SOURCE OF TITLE:**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED  
 BY FLORENCE M. SMITH TO FLORENCE M. SMITH AND BETTY  
 S. SMITH BY DEED OF GIFT DATED APRIL 8, 1993 AND  
 RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT  
 COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 612,  
 PAGE 596.

**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.

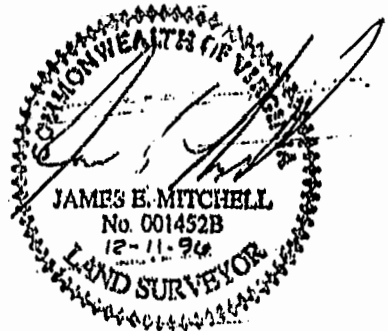
12-11-96  
 (DATE) James E. Mitchell  
 JAMES E. MITCHELL, LAND SURVEYOR

**CERTIFICATE OF APPROVAL:**  
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED  
 IN ACCORDANCE WITH EXISTING SUBDIVISION  
 REGULATIONS AND MAY BE ADMITTED TO RECORD.

(DATE) Oct 29, 1997 Debra Jordan  
 VIRGINIA DEPARTMENT OF  
 TRANSPORTATION  
 (DATE) 11/3/97 [Signature]  
 VIRGINIA DEPARTMENT OF  
 HEALTH  
 (DATE) 11/3/97 [Signature]  
 SUBDIVISION AGENT OF JAMES CITY  
 COUNTY



N/F  
 JOHN E. & RENEE A. MARSTON  
 TAX MAP (23-4)(1-13A)  
 DB 329, PG. 730  
 PB 44, PG. 65



- GENERAL NOTES:**
1. PROPERTY IS ZONED A-1
  2. TAX MAP NUMBERS (23-4)(1-14) & (23-4)(1-15)
  3. TOTAL AREA = 5.888 ACRES +/-  
 NUMBER OF LOTS: EXISTING (2) PARCELS  
 DEVELOPED (4) LOTS  
 AREA OF: LOT 1 = 1.00 ACRES  
 LOT 2 = 2.17 ACRES +/-  
 LOT 3 = 1.00 ACRES  
 LOT 4 = 1.59 ACRES  
 30' R/W = 0.12 ACRES
  4. THE PROPOSED 30' R/W FOR INGRESS-EGRESS IS TO REMAIN PRIVATE.
  5. LOT 1, 3 AND 4 ARE TO BE SERVED WITH PRIVATE WELL AND SEPTIC. LOT 2 IS TO BE SERVED WITH PRIVATE WELL AND PUBLIC SEWER
  6. THE RESERVE DRAIN FIELDS WERE FLAGGED IN THE FIELD BY THE VIRGINIA DEPARTMENT OF HEALTH. THE EXISTING DRAIN FIELD LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. THE LOCATION AND SIZE WAS GIVEN TO MITCHELL-WILSON ASSOCIATES, P.C. FROM THE VIRGINIA DEPARTMENT OF HEALTH.
  7. EACH LOT IS TO HAVE ONLY ONE (1) RESIDENTIAL DWELLING.
  8. PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. PER COMMUNITY PANEL 510201 0020B. PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; EFFECTIVE DATE, FEBRUARY 6, 1991.
  9. BUILDING SETBACKS: FRONT - 75' FROM CENTERLINE OF STREET, (R/W LESS THAN 50')  
 SIDE - 15' MAIN STRUCTURE  
 5' ACCESSORY STRUCTURE  
 REAR - 35'

3:55 PM  
 Recorded 17 Dec 1997  
 DOCUMENT # 970-1995  
Debra Jordan

PREPARED BY:  
 MITCHELL-WILSON ASSOCIATES, P.C.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 720 MAIN STREET, SUITE 112, 2ND FLOOR  
 P.O. BOX 1269  
 WEST POINT, VIRGINIA 23181  
 (804) 843-9744