

GENERAL NOTES

1. PROPERTY IS ALL OF TAX PARCEL (46-3)(3-4).
2. PROPERTY IS ZONED R-8.
3. THESE LOTS ARE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
4. ALL UTILITIES TO BE UNDERGROUND.
5. MINIMUM LOT SIZE = 30,000 S.F.
6. MINIMUM LOT WIDTH AT FRONT SETBACK LINE = 150 FT.
7. BUILDING SETBACK LINE REQUIREMENTS:
 - FRONT = 35 FT.
 - SIDE = 15 FT.
 - REAR = 35 FT.
8. TOTAL AREA OF SUBDIVISION = 150,366 S.F. OR 3.45 AC.±.
9. THIS PROPERTY LIES ENTIRELY WITHIN ZONE X, 'AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN', AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP #510201 0040 B DATED FEBRUARY 6, 1991.
10. REFERENCE: P.B.41, PG.51, D.B.282, PG.667, P.B.46, PG.99, D.B.375, PG.585, D.B.372, PG.4.
11. 10' EASEMENT HEREBY CONVEYED TO VIRGINIA POWER BY THE RECORDATION OF THIS PLAT.

OWNER'S CONSENT AND DEDICATION

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.

Stephen R. Martin 2/23/98 *Cynthia I. Martin* 2/23/98
 STEPHEN R. MARTIN DATE CYNTHIA I. MARTIN DATE

NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF *Williamsburg*, I *Sylvia B. Allgood*, 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 HAND THIS *23* DAY OF *February*, 1998. MY COMMISSION EXPIRES *August 31, 1998*.

Sylvia B. Allgood
 SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY FIRST SETTLER'S LANDING, INC. BY DEED DATED OCTOBER 15, 1985 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 286, PAGE 723.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF 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 HAVE BEEN COMPLIED WITH.

Douglas E. White 2-17-98
 DOUGLAS E. WHITE, CLS # 1035 DATE

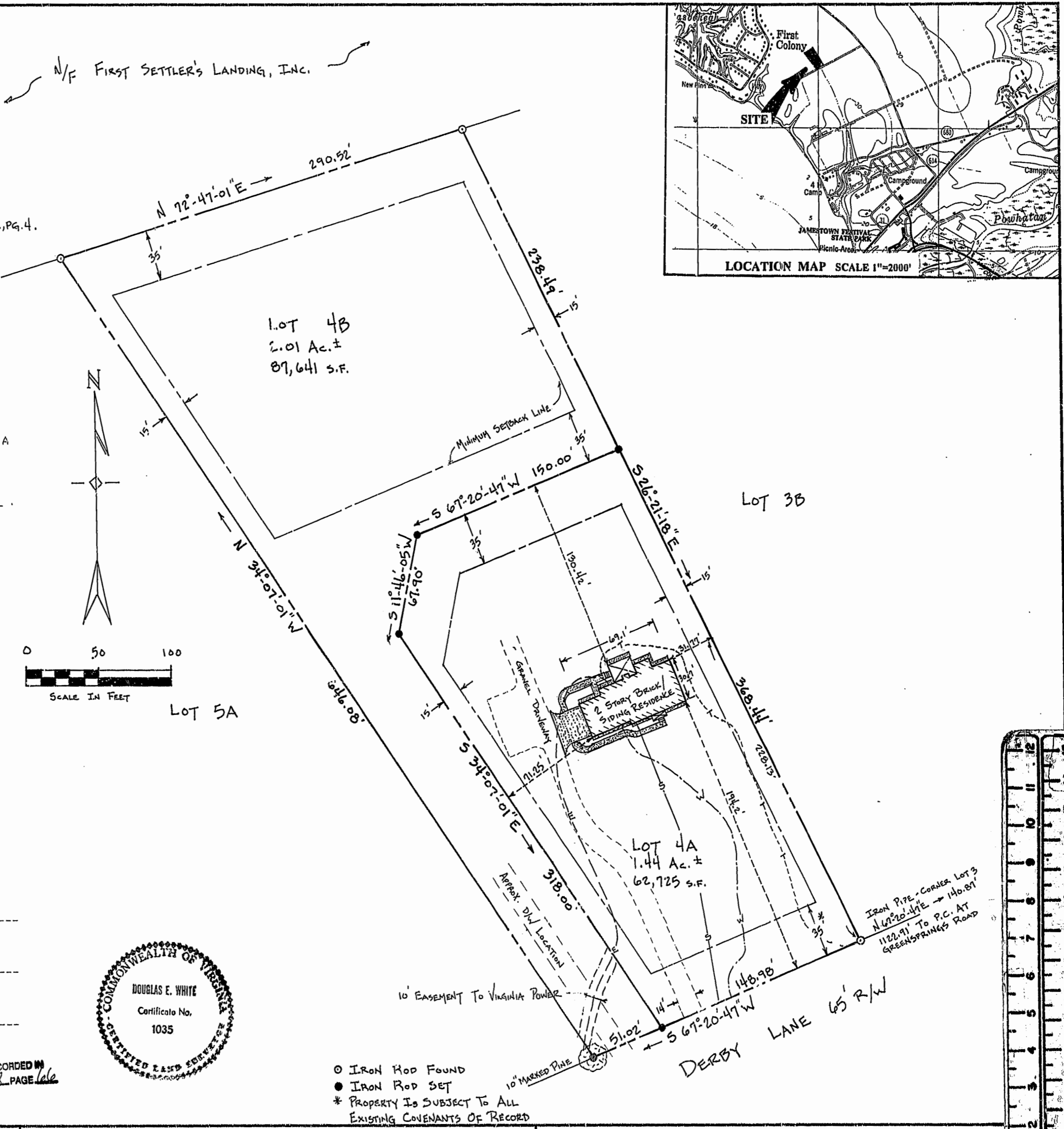
CERTIFICATE OF APPROVAL

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

Bm Hodma 2-23-98
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

W/A _____ DATE
 VIRGINIA DEPARTMENT OF HEALTH

[Signature] 2/23/98
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE



- IRON ROD FOUND
- IRON ROD SET
- * PROPERTY IS SUBJECT TO ALL EXISTING COVENANTS OF RECORD

PLAT RECORDED IN P.I. NO. *688* PAGE *66*

Recorded *26* day of *Feb* 1998
 DOCUMENT # *98003376*
Helen S. Ward, Clerk of Circuit Court
By [Signature]

PLAT OF SUBDIVISION & SURVEY
 LOT 4 FIRST SETTLER'S LANDING
 OWNER: STEPHEN R. & CYNTHIA I. MARTIN
 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: FEBRUARY 17, 1998 SCALE: 1" = 50'

