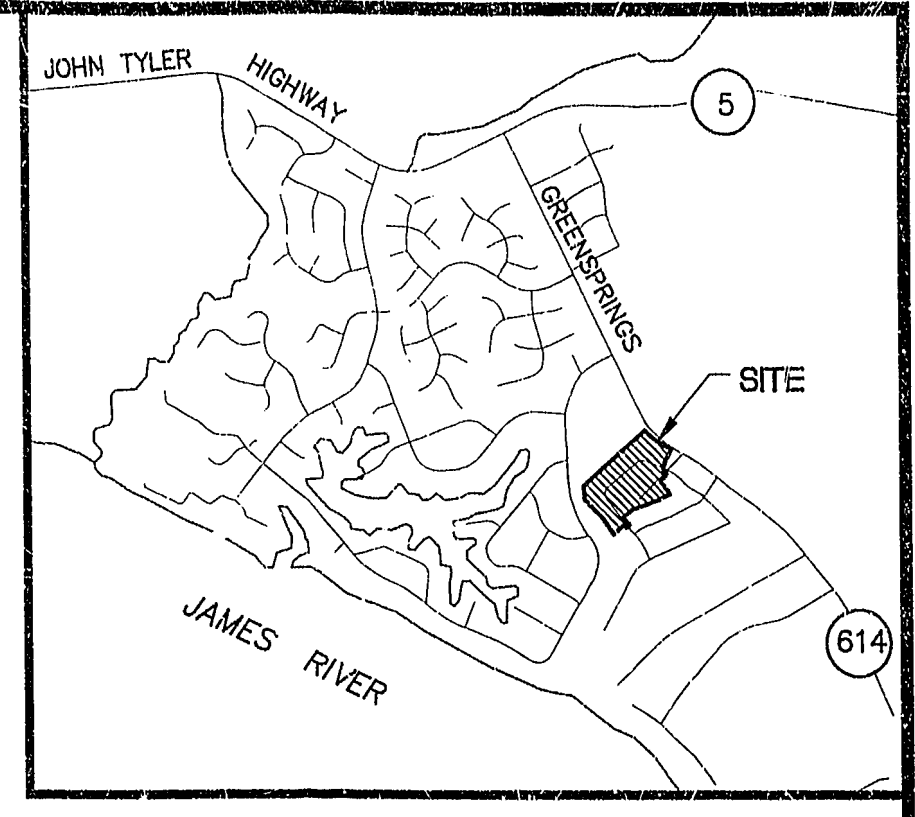


**CERTIFICATION OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF FERNBROOK ASSOCIATES, L.L.C. AND WAS ACQUIRED FROM C. LEWIS WALTRIP, II AND JAMESTOWN BUILDING CORPORATION BY DEED DATED APRIL 15, 1994 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 683, PAGE 140.

**GENERAL NOTES:**

1. SITE IS NOTED AS ALL OF JAMES CITY COUNTY TAX PARCEL (46-3)(1-1A)
2. SITE IS CURRENTLY ZONED R-1 LIMITED RESIDENTIAL
3. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER
4. ALL UTILITIES ARE TO BE PLACED UNDERGROUND
5. BUILDING SETBACK REQUIREMENTS:  
FRONT: 35'  
SIDE: 15'  
REAR: 35'
6. MINIMUM LOT WIDTH:  
LOTS UP TO 43,560 S.F. -- 100' WIDE AT FRONT SETBACK  
LOTS OVER 43,560 S.F -- 150' WIDE AT FRONT SETBACK
7. EXISTING TREES AND VEGETATION WITHIN THE 100' SCENIC EASEMENT SHALL REMAIN IN THEIR NATURAL STATE. HOWEVER THE OWNER SHALL HAVE THE RIGHT TO INSTALL AND CONSTRUCT THROUGH SAID SCENIC EASEMENT SUCH ROAD, DRIVEWAYS, UTILITIES AND ENTRANCE SIGNS AS NECESSARY, IN ACCORDANCE WITH THE PROFFERS AND APPROVED BY THE SUBDIVISION REVIEW COMMITTEE OF THE COUNTY PLANNING COMMISSION
8. DRAINAGE EASEMENTS SHOWN HEREON TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.



VICINITY MAP 1"=2000'

**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

*C. Lewis Waltrip, II*  
FOR \_\_\_\_\_ DATE 7-8-98

**NOTARY**

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:  
I, Steven O. Wiley A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 8 DAY OF July, 1998.

MY COMMISSION EXPIRES March 31, 2001.  
Steven O. Wiley  
NOTARY PUBLIC

**NOTE:**

STREETS ARE HEREBY DEDICATED FOR PUBLIC USE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

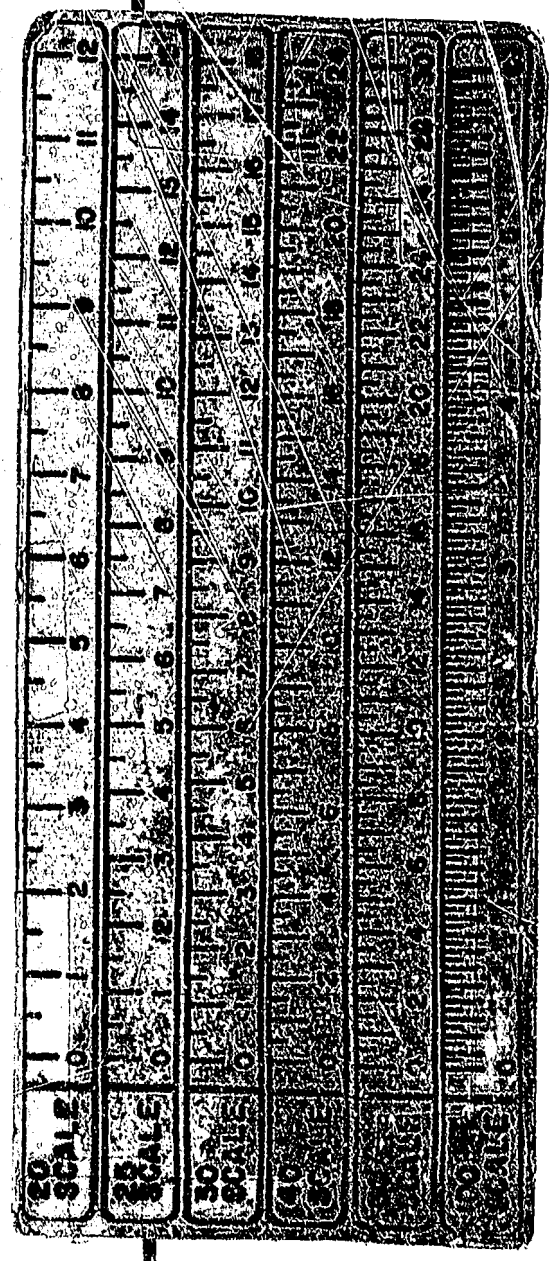
Ronald W. Eads 7-8-98  
RONALD W. EADS, L.S. #1948 DATE

**CERTIFICATE OF APPROVAL**

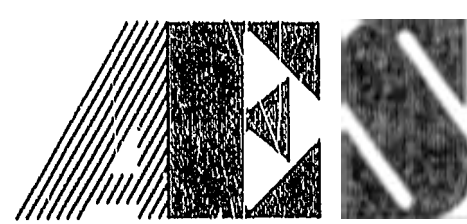
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Ronald C. Brooks 7-15-98  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
[Signature] 7/2/98  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

PLAT RECORDED IN P.B. NO. 70, PAGE 13 & 14

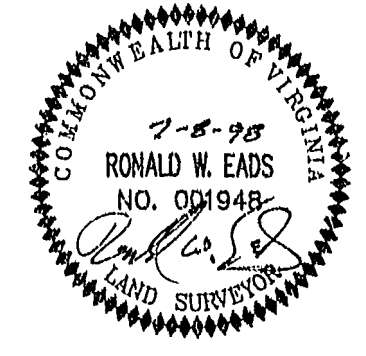


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**CONSULTING ENGINEERS**  
5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

**PLAT OF SUBDIVISION  
FERNBROOK  
PHASE III  
LOTS 47-72, AND LOTS 83-89**  
OWNER/DEVELOPER: FERNBROOK ASSOCIATES, L.L.C.  
JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
		10:55 AM Recorded <u>21</u> day of <u>July</u> 19 <u>98</u> DOCUMENT # <u>980013405</u> <u>[Signature]</u> Clerk	

Designed GAM	Drawn PWM
Scale NOTED	Date 7/2/98
Project No. 6877-4	
Drawing No. 1 OF 2	