

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY M. ANDERSON BRADSHAW ADMINISTRATOR c.t.a. OF THE ESTATE OF LEON CARR AVERY TO DALE E. & LAURA F. BRADBY BY DEED DATED JULY 26, 1995 AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 748, PAGE 428.

**OWNER'S CONSENT AND DEDICATION**

THE FAMILY SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

*Dale E. Bradby* 7-1-98  
DALE E. BRADBY DATE  
*Laura F. Bradby* 7-1-98  
LAURA F. BRADBY DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:  
I, Anisa L. Watkins A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGE THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.  
GIVEN UNTO MY HAND THIS 1 DAY OF July, 1998.  
MY COMMISSION EXPIRES 12-31-2001  
*Anisa L. Watkins*  
NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

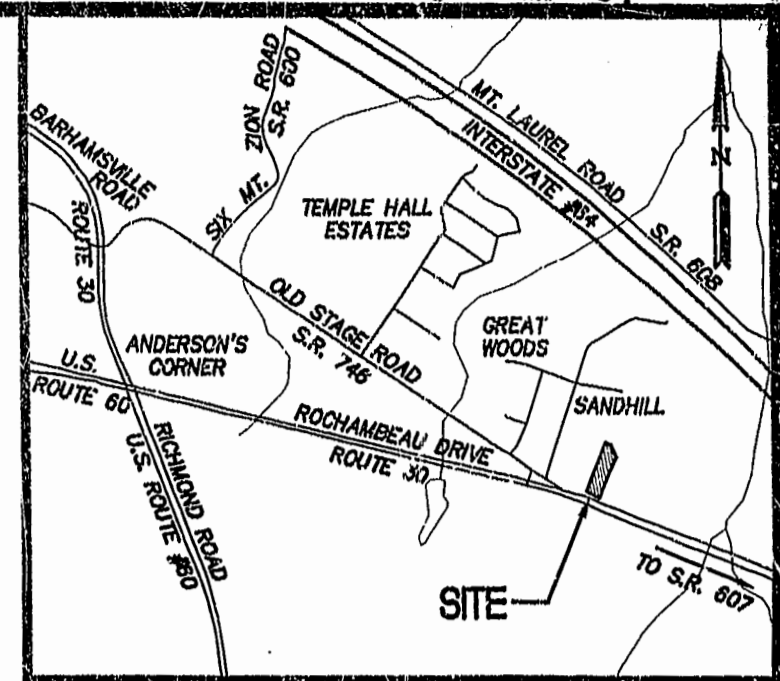
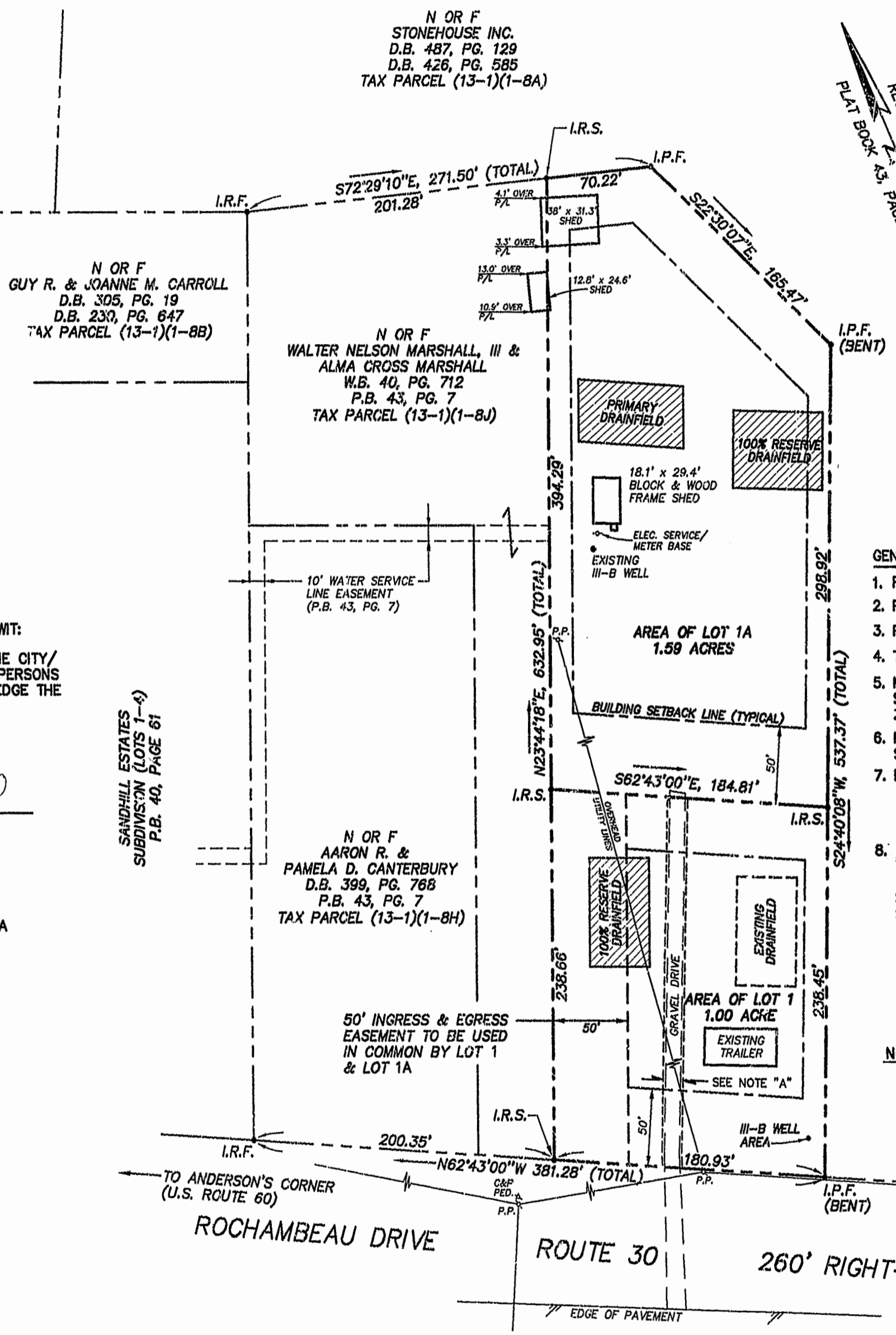
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISION WITHIN THE COUNTY.

*G.T. Wilson, Jr.* 6/29/98  
G.T. WILSON, JR., C.L.S. #1183 DATE

**CERTIFICATE OF APPROVAL**

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

*Donald C. Brooks* 6-30-98  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
*Donald C. Filler* 7-2-98  
VIRGINIA DEPARTMENT OF HEALTH DATE  
*Paul M. ...* 9/17/98  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

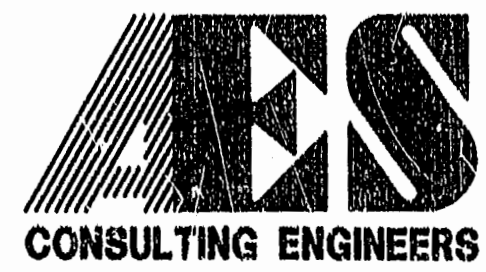


**GENERAL NOTES**

1. PROPERTY ADDRESS: #3708 ROCHAMBEAU DRIVE
  2. PROPERTY IS CURRENTLY ALL OF TAX PARCEL (13-1)(1-8)
  3. PROPERTY IS CURRENTLY ZONED A1 - GENERAL AGRICULTURAL
  4. TOTAL AREA SUBDIVIDED = 112,923 S.F. OR 2.59 ACRES
  5. MINIMUM LOT SIZE = UPON ISSUANCE OF A SPECIAL USE PERMIT A FAMILY SUBDIVISION MAY BE APPROVED WITH A MINIMUM LOT SIZE OF LESS THAN 3 ACRES, PROVIDED NO LOT SHALL BE LESS THAN 1 ACRE.
  6. MINIMUM LOT WIDTH = LOTS OF 1 ACRE OR MORE BUT LESS THAN 3 ACRES SHALL A MINIMUM LOT WIDTH AT THE SETBACK LINE OF 150 FEET.
  7. MINIMUM YARD REQUIREMENTS  
FRONT B.S.L. = 50'  
SIDE B.S.L. = 15'  
REAR B.S.L. = 35'
  8. LOT 1A TO BE SERVED BY PRIVATE WELL & PRIVATE SEWER SYSTEMS TO BE APPROVED BY THE LOCAL HEALTH DEPARTMENT. LOT 1 HAS AGREED TO CONNECT TO THE PUBLIC WATER SYSTEM & SHALL CONTINUE TO USE THE EXISTING PRIVATE SEWER SYSTEM. ALL SYSTEMS SHALL BE APPROVED BY THE LOCAL HEALTH DEPARTMENT.
- N OR F  
STONEHOUSE INC.  
D.B. 487, PG. 129  
D.B. 426, PG. 585  
TAX PARCEL (13-1)(1-8A)

NOTE: "A"  
TEMPORARY 20' EASEMENT FOR INGRESS & EGRESS CENTERED ALONG EXISTING GRAVEL DRIVE FOR THE BENEFIT OF LOT 1A. HOWEVER, THE OWNER OF LOT 1 RESERVES THE RIGHT TO HAVE SAID ROAD MOVED TO THE 50' EASEMENT AS SHOWN HEREON EITHER BY MUTUAL AGREEMENT OR IF THE PARCELS ARE SOLD TO OTHER PARTIES.

C:\A 06.29.98-16:44 8464OP01.DWG



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

**FAMILY SUBDIVISION**  
**LOT 1, LEON C. & MAXIE C. AVERY SUBDIVISION**  
OWNED BY  
**DALE E. & LAURA F. BRADBY**

STONEHOUSE DISTRICT    JAMES CITY COUNTY    VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	8/88	REVISED PER J.C.C.O. COMMENT LETTER DATED 8/31/88.	CMA

Designed CMA	Drawn CMA
Scale 1" = 60'	Date 6/29/98
Project No. 8464	
Drawing No. 1 OF 1	