

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THOMAS M. CRAWLEY, JR. TO SPENCER BUILDERS, INC., A VIRGINIA CORPORATION BY DEED DATED NOVEMBER 25, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #090003466.

**OWNER'S CONSENT AND DEDICATION**

THIS 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.

*[Signature]* *[Signature]* 7/8/99  
 FOR: SPENCER BUILDERS, INC. TITLE DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY, TO-WIT:

I, Thomas C. Sublett 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<sup>th</sup> DAY OF July, 1999.

MY COMMISSION EXPIRES Dec. 31, 2002.

*[Signature]*  
 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 OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

*[Signature]* 7/8/99  
 G.T. WILSON, JR., C.L.S. #1183 DATE

**CERTIFICATE OF APPROVAL**

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

*[Signature]* 11/2/99  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

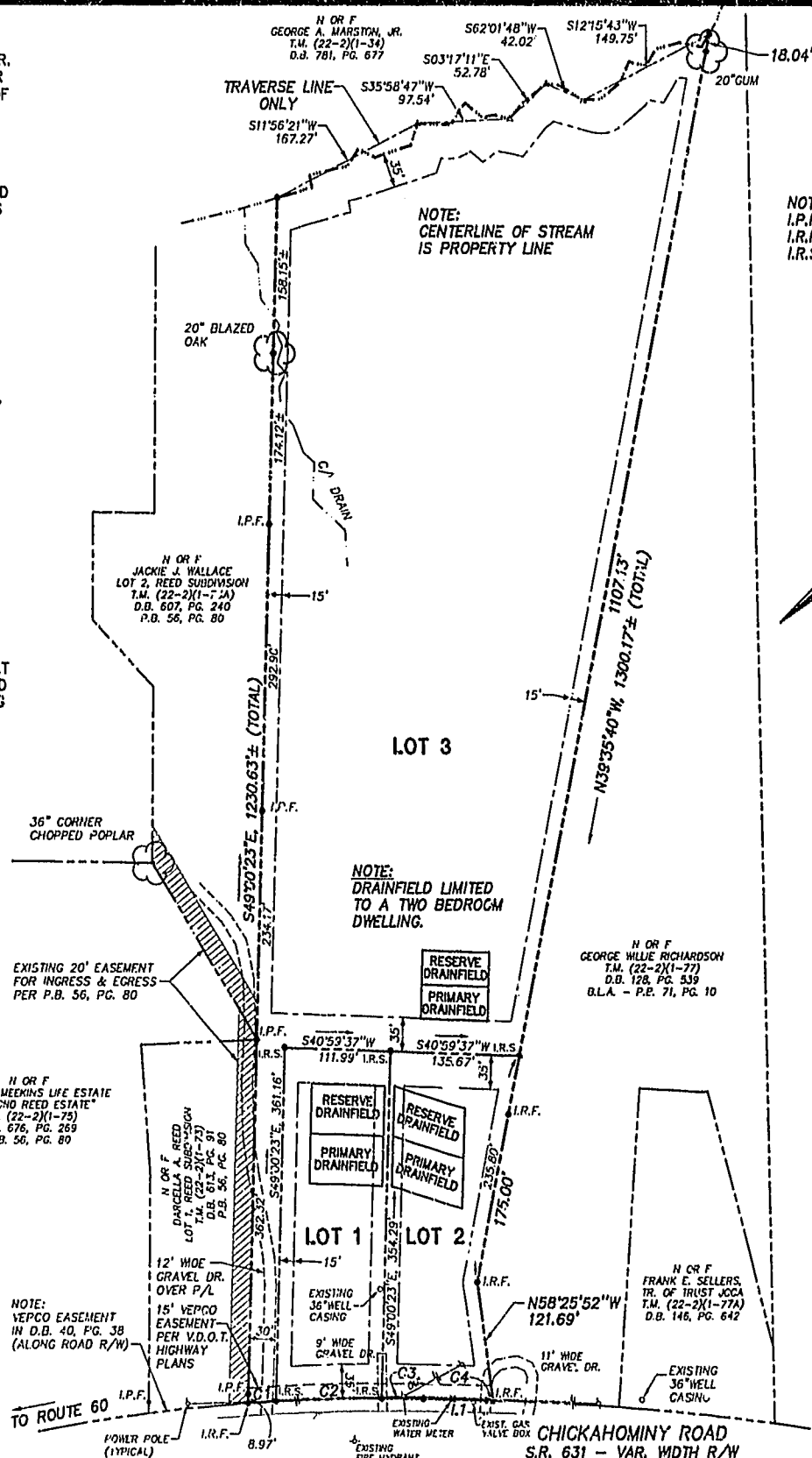
*[Signature]* 7-9-99  
 VIRGINIA DEPARTMENT OF HEALTH DATE

*[Signature]* 8/25/99  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

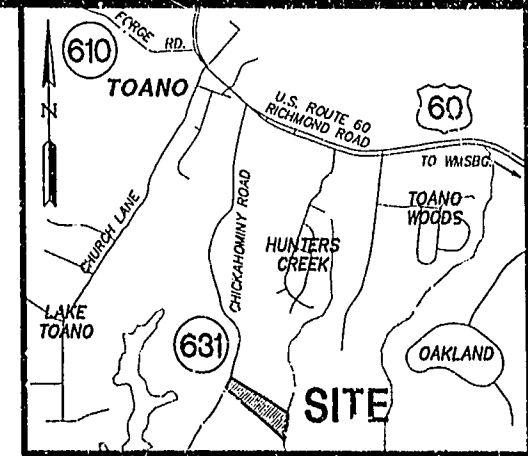
NOTE: THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0020 B, DATED 2/6/91.

NUMBER	BEARING	DISTANCE
L1	N40°26'36"E	65.89'

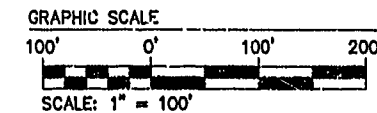
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	00°53'34"	1934.86'	30.15'	15.07'	30.14'	N35°22'31"E
C2	03°19'23"	1934.86'	112.22'	56.12'	112.20'	N37°28'59"E
C3	01°17'55"	1934.86'	43.86'	21.93'	43.86'	N39°47'38"E
C4	00°08'41"	2889.79'	7.30'	3.65'	7.30'	N40°30'56"E



NOTE:  
 I.P.F. = IRON PIPE FOUND  
 I.R.F. = IRON ROD FOUND  
 I.R.S. = IRON ROD SET



LOCATION MAP: SCALE: 1"=2000'



RECORD MERIDIAN  
 PLAT BOOK 72, PAGE 10

**LAND AREA TABULATION**

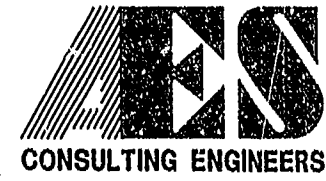
	S.F.	AC.
AREA OF LOT 1	40,000	0.9183
AREA OF LOT 2	40,000	0.9183
AREA OF LOT 3	353,273±	8.11±
<b>TOTAL AREA SUBDIVIDED</b>	<b>433,273±</b>	<b>9.95±</b>

(AREA CALCULATED TO CENTERLINE OF STREAM)

**GENERAL NOTES**

- PROPERTY ADDRESS: #3233 CHICKAHOMINY ROAD.
- PROPERTY IS CURRENTLY ALL OF TAX PARCEL (22-2)(1-76).
- PROPERTY IS CURRENTLY ZONED RB - RURAL RESIDENTIAL DISTRICT.
- MINIMUM LOT SIZE = 40,000 SQUARE FEET (WITH PUBLIC WATER & PRIVATE INDIVIDUAL SEWAGE SYSTEMS).
- MINIMUM LOT WIDTH AT FRONT SETBACK LINE = 100' FOR LOTS OF UP TO 43,560 SQUARE FEET AND 150' FOR LOTS 43,560 SQUARE FEET OR MORE.
- MINIMUM YARD REQUIREMENTS  
 FRONT B.S.L. = 35'  
 SIDE B.S.L. = 15'  
 REAR B.S.L. = 35'
- PROPERTY IS CURRENTLY SERVED BY A PUBLIC WATER SYSTEM.
- IN ACCORDANCE WITH SECTION 19-33 OF JAMES CITY COUNTY'S SUBDIVISION ORDINANCE, ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- THIS BOUNDARY IS TAKEN FROM A PLAT OF SURVEY & BOUNDARY LINE AGREEMENT, A PARCEL CONTAINING 9.95 ACRES± OWNED BY THOMAS M. CRAWLEY, JR., PREPARED BY AES AND RECORDED IN P.B. 72, PG. 15.
- ALL LOTS TO BE SERVED BY PUBLIC WATER & PRIVATE SEWER SYSTEMS TO BE APPROVED BY THE LOCAL HEALTH DEPARTMENT. (LOT 3 SHALL BE LIMITED TO A TWO BEDROOM DWELLING).

07-08 99-10-53 855801P1.DWG



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

**PLAT OF SUBDIVISION**  
**3 LOTS CONTAINING 9.95 ACRES±**  
**OWNED BY:**  
**SPENCER BUILDERS, INC., A VA. CORPORATION**  
 STONEHOUSE DISTRICT      JAMES CITY COUNTY      VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
		PLAT RECORDED IN P.B. NO. 74, PAGE 43	
		Recorded 30 day of August 1999	
		DOCUMENT # 990003466	
		Thomas M. Crawley, Jr., Clerk of Circuit Court	
		Richard P. Marks, Notary Public	

Designed	Drawn
CMA	CMA
Scale	Date
1" = 100'	7/8/1999
Project No.	
8585-1	
Drawing No.	
1 OF 1	