

DEVELOPMENT NOTES:

- 1.) PROPERTY ADDRESS : NOTED
- 2.) PROPERTY TAX MAP No = NOTED
- 3.) PROPERTY IS ZONED "R-8"
- 4.) TOTAL AREA SUBDIVIDED = 10.25 ± ACRES.
- 5.) MINIMUM YARD REQUIREMENTS :
 FRONT = 35'
 SIDE = 15'
 REAR = 35'
- 6.) UTILITIES NOTES :
 PUBLIC WATER & SEWER ARE AVAILABLE TO BOTH PARCELS.
- 7.) MINIMUM LOT WIDTH AT FRONT SETBACK LINE = 150 FEET.
- 8.) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 9.) ALL OUTDOOR SIGNS SHALL COMPLY WITH THE REGULATIONS IN ARTICLE II, DIVISION 3, OF THE ZONING ORDINANCE.
- 10.) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.

BOOK 76 PAGE 59

CERTIFICATE OF SOURCE OF TITLE :

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY: EDMUND HARRISON SAUNDERS TO: FIVE FORKS, VIRGINIA, INCORPORATED BY DEED DATED JUNE 14, 1988, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 400, PAGE 378.

EXISTING PARCEL 2 AS SHOWN WAS CONVEYED BY: FIVE FORKS, VIRGINIA, INCORPORATED TO: JOHN F. SAWIN & MARY H. SAWIN BY DEED DATED MAY 9, 1997, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOC. # 970008638.



CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA: CITY-COUNTY OF JAMES CITY
 I, SHARON L. DEAR 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 NAME THIS 17 DAY OF May, 1999

MY COMMISSION EXPIRES: 11/31/00
Sharon L. Dear

OWNER'S CERTIFICATE:

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

[Signature] DATE: May 17, 1999
 FIVE FORKS VIRGINIA, INC. BY E.H.SAUNDERS
[Signature] DATE: MAY 17, 1999
 JOHN F. SAWIN
[Signature] DATE: May 17, 1999
 MARY H. SAWIN

CERTIFICATE OF APPROVAL:

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

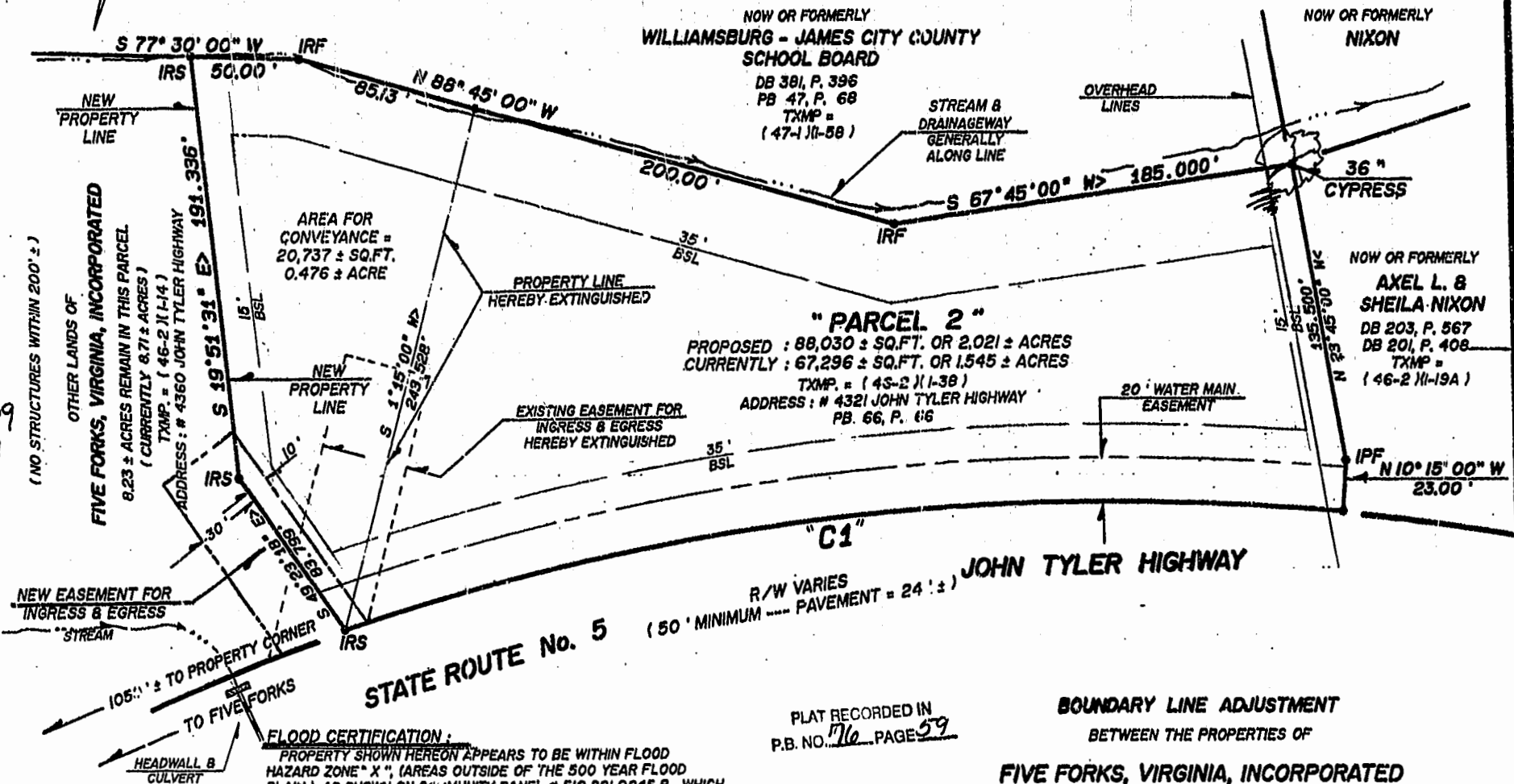
VIRGINIA DEPARTMENT OF TRANSPORTATION:
 SIGNED: [Signature] DATE: 6/28/99
 VIRGINIA DEPARTMENT OF HEALTH:
 SIGNED: [Signature] DATE: 6/28/99
 SUBDIVISION AGENT OF JAMES CITY COUNTY:
 SIGNED: [Signature] DATE: 11/3/99

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.

DATE: 5/7/99 [Signature]

SPEARMAN & ASSOCIATES, P.C.
 SURVEYING & PLANNING
 5682-A MOORETOWN RD -- WILLIAMSBURG, VA 23188
 (757) 253-8720



OTHER LANDS OF FIVE FORKS, VIRGINIA, INCORPORATED (NO STRUCTURES WITHIN 200' ±)

FLOOD CERTIFICATION:
 PROPERTY SHOWN HEREON APPEARS TO BE WITHIN FLOOD HAZARD ZONE "X", (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN), AS SHOWN ON COMMUNITY PANEL # 510 201 0045 B. WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 6, 1991.

- LEGEND:**
- IPF = IRON PIPE FOUND
 - IPS = IRON PIPE SET
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - BSL = BLDG. SETBACK LINE
 - TXMP = TAX MAP
 - ⊙ = SOIL TEST HOLE (IF APPLICABLE)

CURVE --- DATA

"C1"

| | |
|----|-------------------|
| Δ | = 23° 23' 14" |
| R | = 1145.92' |
| L | = 467.75' |
| T | = 237.18' |
| C | = 464.51' |
| CB | = N 69° 31' 23" E |

PLAT RECORDED IN P.B. NO. 76 PAGE 59

COMMONWEALTH OF VIRGINIA
 5/7/99
 ROGER D. SPEARMAN
 CERTIFICATE NO. 00442 B
[Signature]

BOUNDARY LINE ADJUSTMENT
 BETWEEN THE PROPERTIES OF
FIVE FORKS, VIRGINIA, INCORPORATED
 AND
JOHN F. SAWIN & MARY H. SAWIN
 BOTH PROPERTIES LOCATED IN
 BERKELEY MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1" = 60' DATE: MAY 7, 1999

Recorded 1 day of February 9:20 AM 2000
 DOCUMENT # 100002375
[Signature]