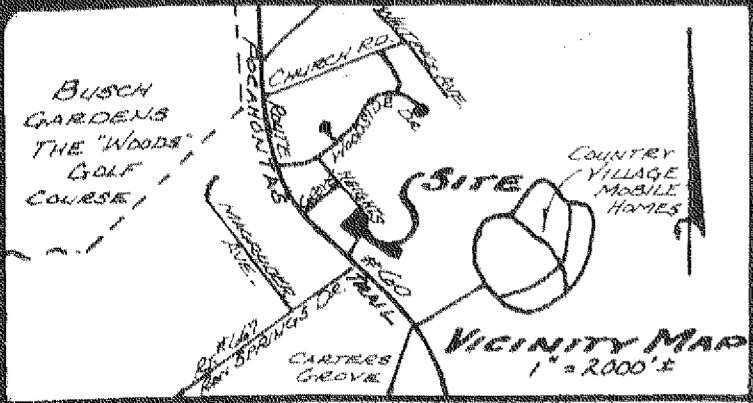


#040028042



STATE OF VIRGINIA, COUNTY OF JAMES CITY:

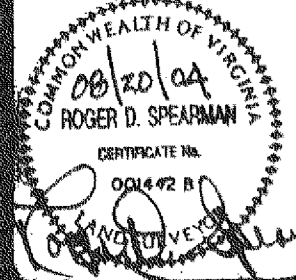
1. Roger D. Spearman, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE WRITING BELOW HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OR COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 20th DAY OF August, 2004. MY COMMISSION EXPIRES: 12-31-07

OWNER'S CONSENT: THIS ADJUSTMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS. SIGNED: Harry B. Wright HARRY B. WRIGHT

CERTIFICATE OF APPROVAL: THIS IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS AND MAY BE COMMITTED TO RECORD. AGENT OF GOVERNING BODY: SIGNED: [Signature] DATE: 10/25/04

VIRGINIA DEPT. OF TRANSPORTATION SIGNED: [Signature] DATE: 10/21/04

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. SIGNED: Roger D. Spearman DATE: Aug. 20, 2004

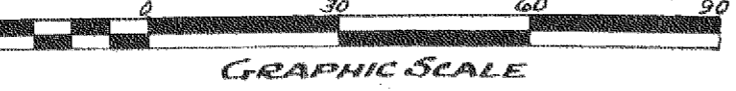
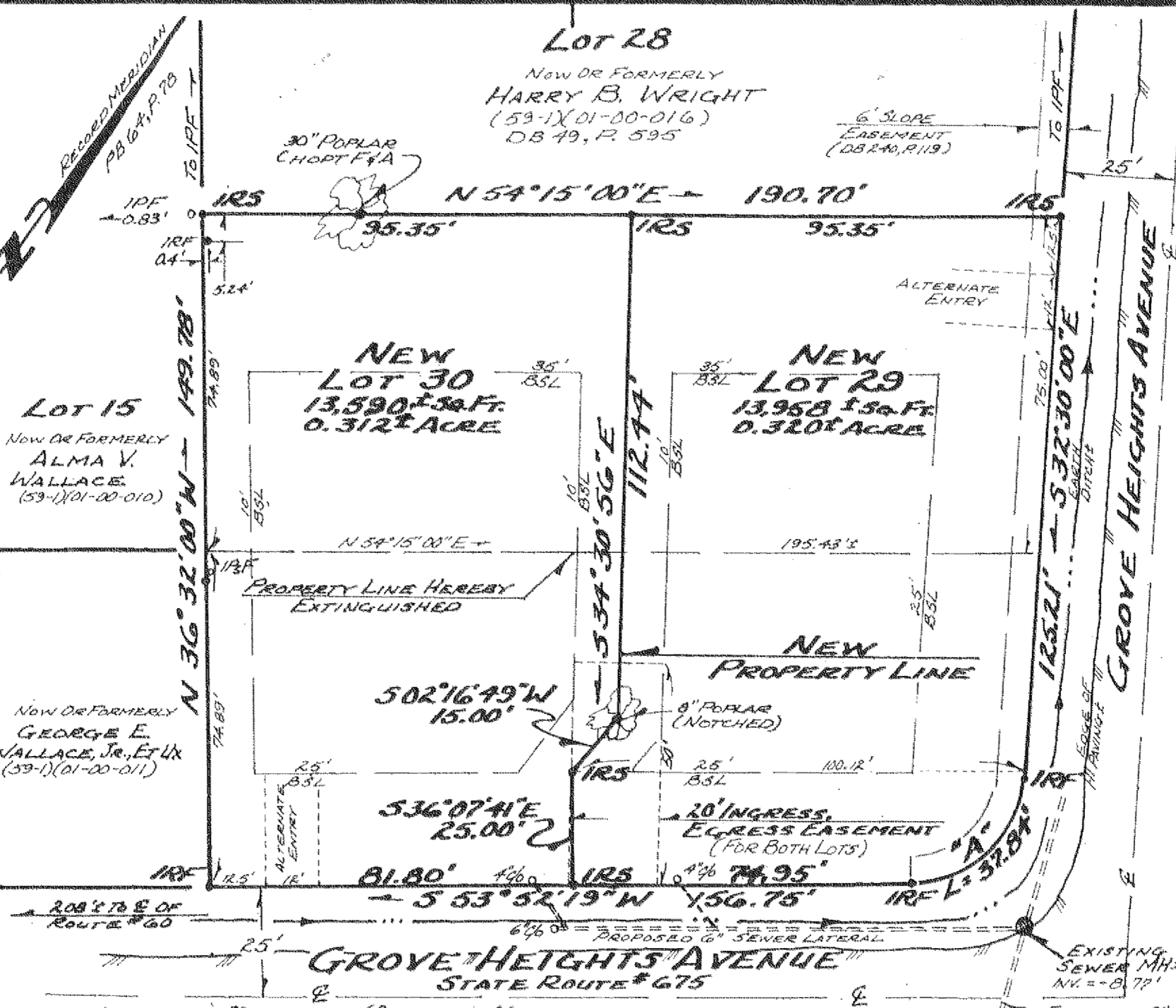


SPEARMAN & ASSOCIATES, P.C. SURVEYORS & PLANNERS 5582-A MOORETOWN ROAD - WILLIAMSBURG, VA, 23188 (757) 253-8720



- LEGEND: IPF = IRON PIPE FOUND, IPS = IRON PIPE SET, IRF = IRON ROD FOUND, IRS = IRON ROD SET, BSL = BLDG. SETBACK LINE, TXMP = TAXMAP, S = SOIL TEST HOLE (IF APPLICABLE), CMF = CONC. MON. FOUND, CMS = CONC. MON. SET

CURVE DATA "A" Delta = 86°42'17", R = 25.00', L = 37.87', T = 23.61', C = 37.33', CB = 510'31'31" W



Large/Small Plat(s) Recorded herewith as # 040028042

SOURCE OF TITLE: PROPERTIES SHOWN HEREON WERE CONVEYED TO HARRY B. WRIGHT FROM FLEMING C. PIERCE ET AL BY DEED DATED OCTOBER 1, 1952 AND RECORDED IN DEED BOOK 49, PAGE 595 AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR WILLIAMSBURG AND JAMES CITY COUNTY.

- DEVELOPMENT NOTES: 1.) PROPERTY ADDRESS: PART OF # 120 GROVE HEIGHTS AVENUE. 2.) PROPERTY TAX MAP # PART OF (59-1)(01-00-016) 3.) PROPERTY IS ZONED "R-2". 4.) TOTAL AREA ADJUSTED = 27,548 +/- SF OR 0.632 +/- ACRE. 5.) AVERAGE LOT SIZE = 13,774 +/- SF OR 0.316 +/- ACRE. 6.) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE. 7.) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. 8.) PROPERTIES ARE SERVED BY BOTH PUBLIC WATER AND SEWER. 9.) MINIMUM LOT SIZE = 10,000 SQ. FT. 10.) MINIMUM LOT WIDTH AT SET BACK LINE = 75'. 11.) MINIMUM BUILDING SETBACK REQUIREMENTS: FRONT = 25', REAR = 35', SIDE = 10'

FLOOD CERTIFICATION: PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD HAZARD ZONE "X" (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN), AS SHOWN ON COMMUNITY PANEL # 510 201 0030 B, WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 6, 1991.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 2 November 2004 at 8:46 AM/PM. PB PG DOCUMENT # 040028042. BETSY B. WOOLRIDGE, CLERK Betsy B. Woolridge Clerk

BOUNDARY LINE ADJUSTMENT ON PROPERTIES STANDING IN THE NAME OF HARRY B. WRIGHT BEING LOTS 29 & 30, FLEMING C. PIERCE ET AL SUBDIVISION LOCATED IN ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA SCALE: 1" = 30' DATE: AUGUST 20, 2004

JO# 9455 ---- FB "F"