

100000892

**CERTIFICATE OF APPROVAL:**

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

AGENT OF GOVERNING BODY:  
SIGNED: [Signature] 1/12/10  
HEALTH OFFICER:  
SIGNED: [Signature]  
HIGHWAY DEPT.  
SIGNED: [Signature]

**OWNER'S CONSENT:**

THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER'S.

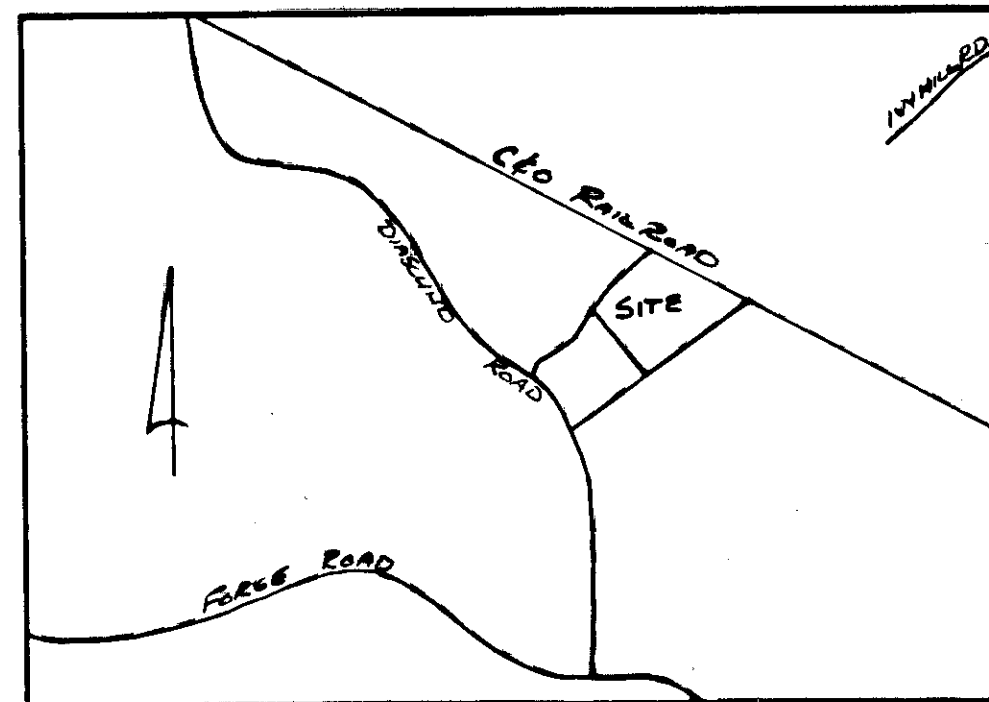
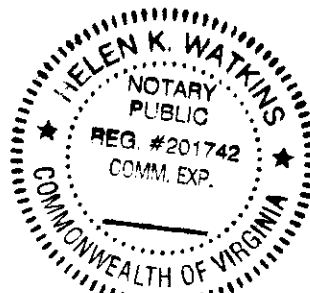
SIGNED: Joseph Ferguson 1-8-2010  
SIGNED:  
SIGNED:  
SIGNED:

REVISED  
SUBDIVISION PLAT  
ON PROPERTY KNOWN AS  
SECTION THREE  
GROVE HILL ESTATES  
STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=100' DATE: 4/6/99  
J.N. 33.9  
SHEET 1 OF 3  
REVISED: 10/07/09

**NOTES:**

1. PROPERTY IS A PORTION OF TAX PARCEL (10-4)(1-4)
2. PROPERTY IS ZONED A-1
3. AREA IN LOTS - 27.02 ACRES
4. TOTAL NUMBER OF LOTS 9
5. AVERAGE LOT SIZE - 3.0 ACRES
6. MINIMUM LOT SIZE - 3.0 ACRES
7. MINIMUM LOT WIDTH AT FRONT SETBACK - 800'
8. MINIMUM BUILDING SETBACKS:  
75' FRONT  
35' REAR  
15' SIDE
9. ALL LOTS SERVED BY PRIVATE WELL AND SEPTIC.
10. ROADWAYS TO BE DEDICATED TO PUBLIC USE.
11. ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
12. A COPY OF THIS PLAT IS ON FILE WITH THE JAMES CITY COUNTY HEALTH DEPARTMENT WHICH SHOWS THE APPROVED DRAINFIELD AND RESERVE AREA LOCATIONS FOR EACH LOT IN THIS SUBDIVISION.
13. DRAINFIELD LOCATION SHOWN HEREON ARE PER SOIL TESTS PERFORMED BY ENGINEERING DESIGN ASSOCIATES.

STATE OF VIRGINIA, COUNTY OF James City  
I, HELEN K. WATKINS, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE WRITING HEREON HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID.  
GIVEN UNDER MY HAND THIS 8<sup>th</sup> DAY OF JAN, 2010  
SIGNED: Helen K. Watkins  
MY COMMISSION EXPIRES: 7/21/2013



VICINITY MAP

**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.

[Signature] 6/4/99 & 10/07/09  
DEAN E. RAYNES C.L.S. #1658 DATE



**CERTIFICATE OF SOURCE OF TITLE:**  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY L. WALLACE SIMS ADMINISTRATOR C.F.A. OF THE ESTATE OF DAVID W. WARE TO J. FERGUSON AND SONS, INC. AND MARY WARE FERGUSON BY DEED DATED DECEMBER 8, 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 659, PAGE 352.

HIS LAND SURVEYING, INC.  
P.O. BOX 100  
PROVIDENCE FORGE VIRGINIA 23140  
(804) 966-7017



3 Large/Small Plat(s) Recorded  
Herewith as # 100000892

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
19 January 2010  
at 9:53 AM/PM, PG 1  
DOCUMENT # 100000892  
BETSY B. WOOLRIDGE, CLERK  
[Signature] Clerk

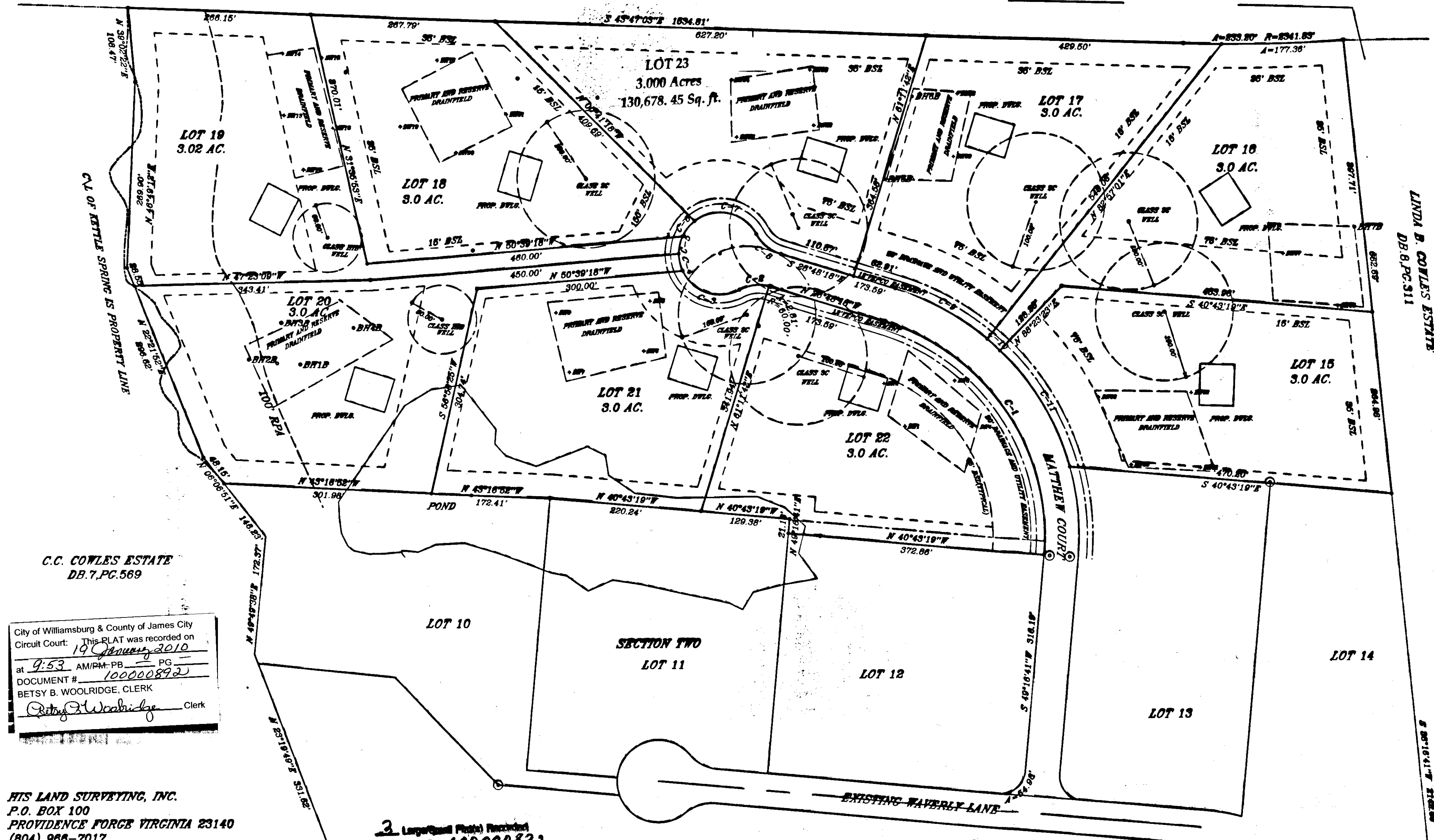
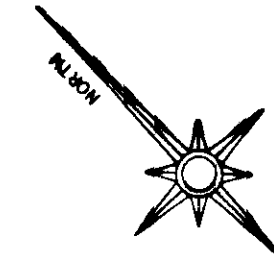
100000892

REVISED  
SUBDIVISION PLAT  
ON PROPERTY KNOWN AS  
SECTION THREE  
GROVE HILL ESTATES  
STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=100' DATE: 6/4/99  
J.N. 33.9  
SHEET 2 OF 43  
REVISED: 10/07/09

OTHER LANDS OF  
JOE FERGUSON & SONS

CHEESAPEAKE AND OHIO RAILROAD

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	388.42'	264.73'	444.86'	78°04'59"	17°33'09"	411.88'	N 10°14'11"E
C-2	80.00'	24.79'	47.02'	44°54'02"	85°29'35"	45.53'	N 51°15'19"W
C-3	80.00'	63.28'	97.44'	93°03'02"	95°29'35"	97.00'	N 27°10'49"W
C-4	80.00'	13.10'	25.79'	24°37'28"	95°29'35"	25.59'	N 31°59'28"E
C-5	80.00'	13.10'	25.79'	24°37'28"	95°29'35"	25.59'	N 58°16'53"E
C-6	80.00'	14.73'	30.88'	27°34'44"	95°29'35"	28.80'	N 82°22'59"E
C-7	80.00'	14.41'	104.84'	99°55'23"	95°29'35"	91.87'	S 33°51'58"E
C-8	80.00'	24.79'	47.02'	44°54'02"	95°29'35"	45.53'	S 06°21'17"E
C-9	378.42'	77.92'	153.86'	23°23'19"	15°13'18"	152.80'	S 17°06'38"E
C-10	378.42'	18.51'	25.00'	3°48'21"	15°13'18"	25.00'	S 03°30'48"E
C-11	378.42'	102.42'	200.00'	80°28'31"	15°13'18"	197.88'	S 13°36'38"W



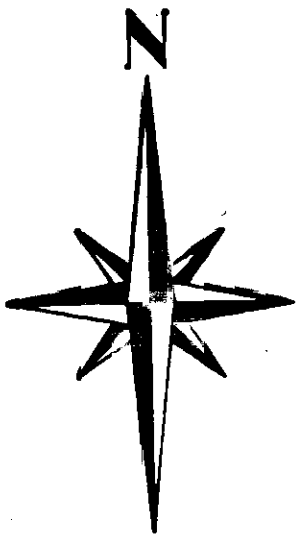
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
at 9:53 AM/PM: PB PG  
DOCUMENT # 100000892  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

HIS LAND SURVEYING, INC.  
P.O. BOX 100  
PROVIDENCE FORGE VIRGINIA 23140  
(804) 968-7017

3 Large Scale Plats Provided  
Numbered as 100000892



REVISED SUBDIVISION PLAT  
ON PROPERTY KNOWN AS  
SECTION THREE  
GROVE HILL ESTATES  
LOCATED IN STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=50' DATE: 10/07/09  
J.N. 33.9  
SHEET 3 OF 3



LOT 18

OWNER'S CERTIFICATE:  
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS  
HYLEMON MINOR SUBDIVISION IS WITH THE FREE CONSENT AND IN  
ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS,  
PROPRIETORS, AND/OR TRUSTEES.

1-8-2010 *Joseph W. Ferguson*  
DATE SIGNATURE

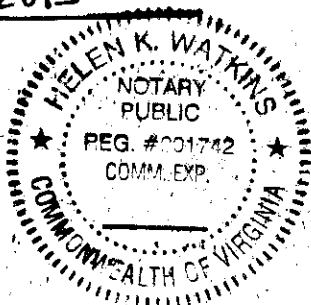
CERTIFICATE OF NOTORIZATION:  
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY  
*HELEN K. WATKINS*  
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE  
AFORESAID,  
DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO  
THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN  
THE  
CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 8<sup>th</sup> DAY OF *January* 2010

*Helen K. Watkins*  
SIGNATURE

MY COMMISSION EXPIRES 2/31/2013



CERTIFICATE OF APPROVAL:

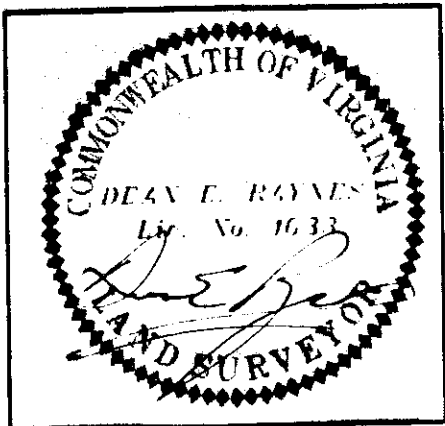
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH  
EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE *N/A*  
VDOT

DATE *N/A*  
VDH

DATE *1/10/10* SUBDIVISION AGENT - JAMES CITY  
CO. *[Signature]*

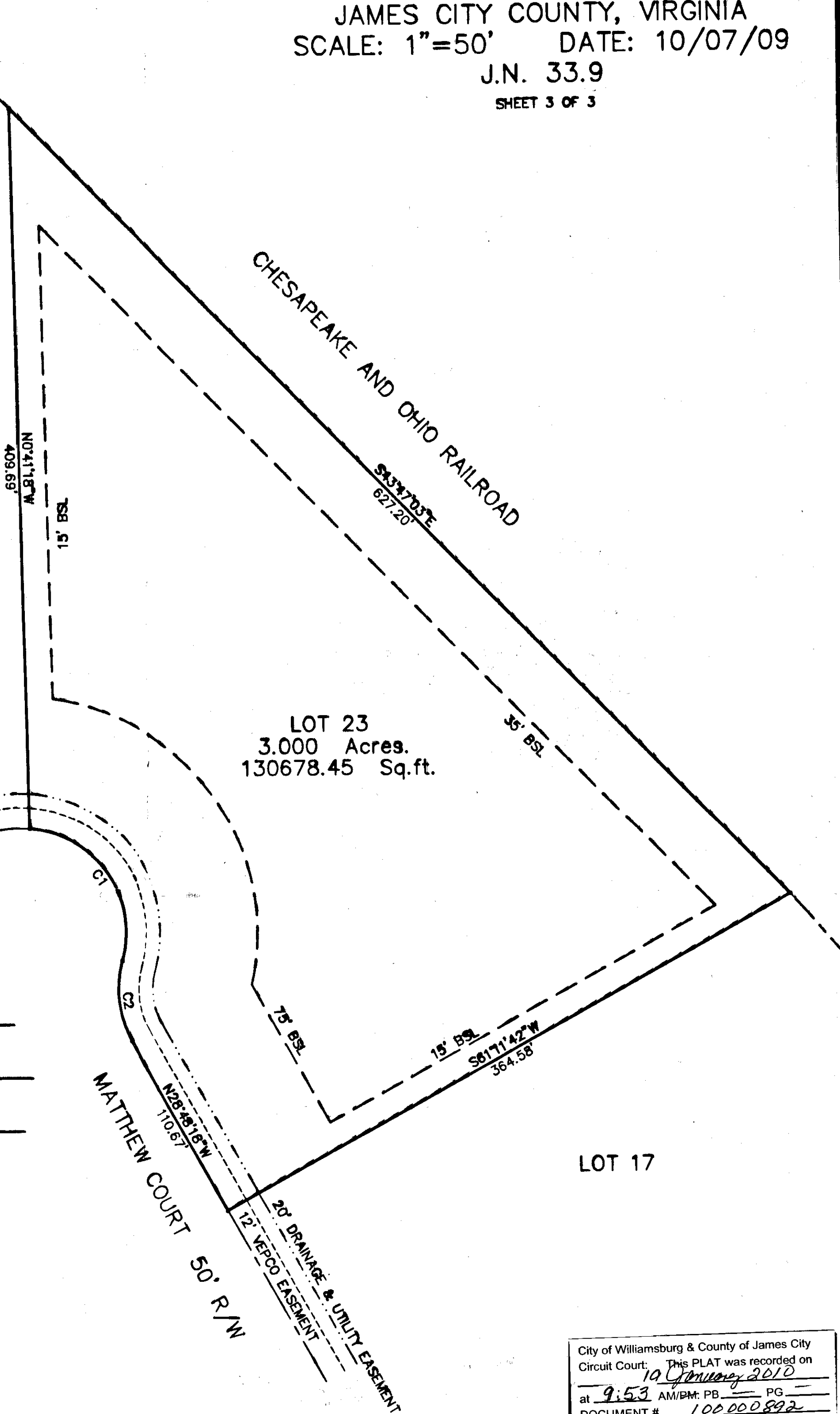
CERTIFICATE OF SOURCE OF TITLE:  
THE PROPERTY SHOWN ON THIS PLAT WAS  
CONVEYED BY J. FERGUSON AND SONS, INC.  
TO JOSEPH W. FERGUSON BY DEED DATED  
01/12/2009 AND RECORDED IN THE OFFICE  
OF THE CLERK OF THE CIRCUIT COURT OF THE  
COUNTY OF JAMES CITY IN DOC. #090001250.



MIS LAND SURVEYING, INC.  
P.O. BOX 100  
PROVIDENCE FORGE VIRGINIA 23149  
(804) 966-7017

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.

*[Signature]*  
DEAN E. RAYNES C.L.S. #1633



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
*10 January 2010*  
at *9:53* AM/PM: PB PG  
DOCUMENT # *10000892*  
BETSY B. WOOLRIDGE, CLERK  
*Betsy Woolridge* Clerk

3 Larger/Small Plats Recorded  
Recorded as 10000892

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	99°56'01"	104.65'	60.00'	N33°51'57"W	91.88'
C2	44°54'03"	47.02'	60.00'	S6°21'17"E	45.83'

100000892