

OWNER'S CONSENT & DEDICATION

THIS SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

TITLE TO THE LAND SHOWN HEREON IS VESTED IN HAMLET B. SMITH & ANDREW L. RUTHERFORD, SR. BY DEED DATED AUGUST 22, 1955 IN DEED BOOK 55 AT PAGE 292 IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

BY Hamlet B. Smith
HAMLET B. SMITH

BY Andrew L. Rutherford, Sr.
ANDREW L. RUTHERFORD, SR.

STATE OF VIRGINIA

I, Helene S. Ward, A NOTARY PUBLIC DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 29th DAY OF August, 1983.

MY COMMISSION EXPIRES 2/28/84.

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 13 DAY OF Sept., 1983, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Helene S. Ward, CLERK

PLAT BOOK 38 PAGE 68.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS A FAMILY SUBDIVISION OF HAMLET B. SMITH & ANDREW L. RUTHERFORD IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 1 Sept 83 HEALTH OFFICER Gray J. Hagg

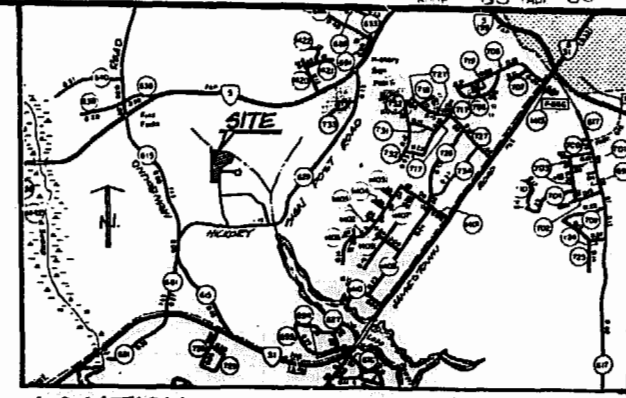
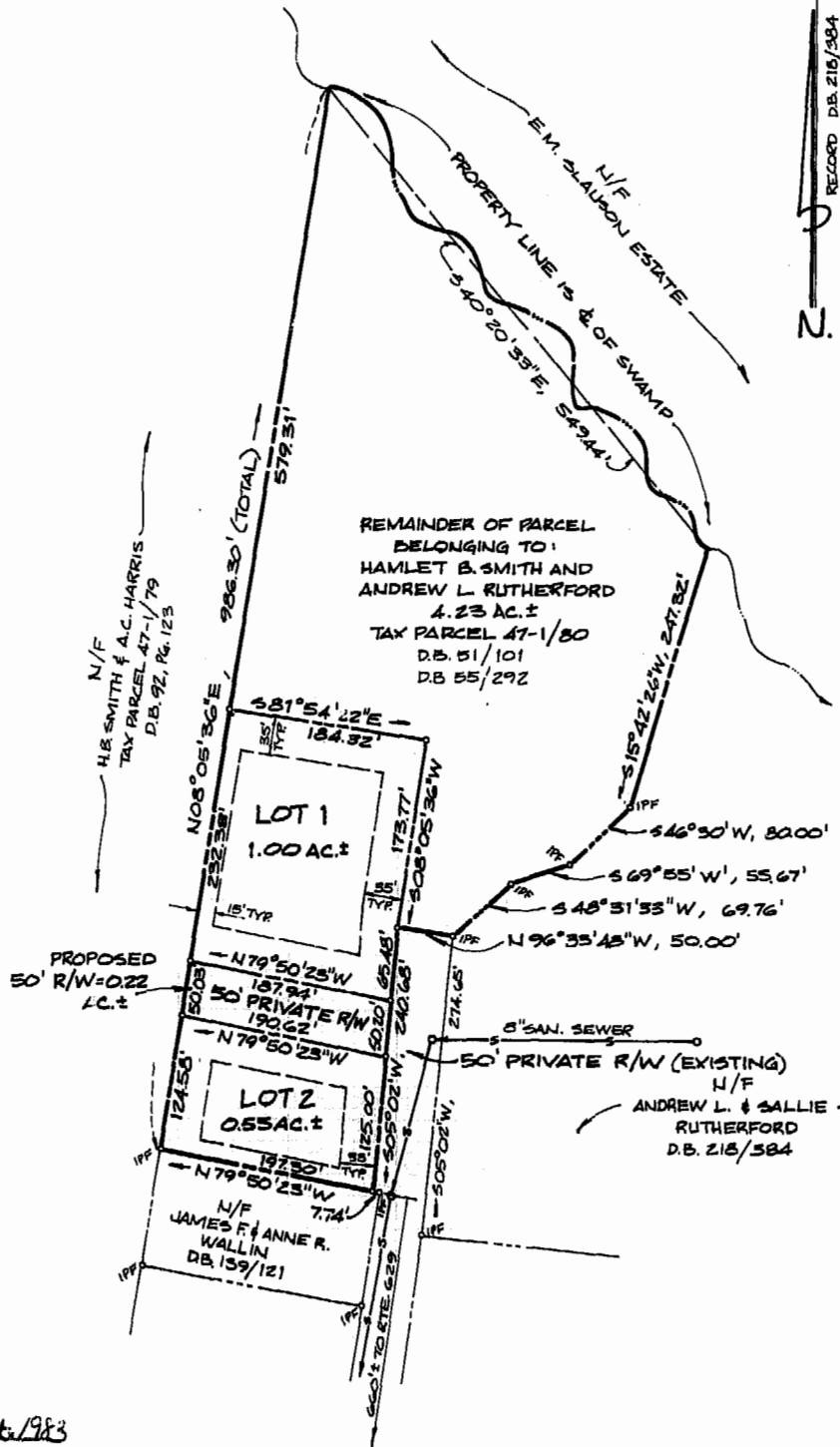
DATE September 4, 1983 AGENT OF THE GOVERNING BODY Paul C. Small

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS & ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 22nd DAY OF August, 1983.

BY: Paul C. Small
PAUL C. SMALL, P.E., C.L.S.

3:25 p.m.
recorded 13th day of Sept, 1983
in
D. B. No. 238 pages 160
Helene S. Ward Clerk



BUILDING RESTRICTIONS

1. PROPERTY IS ZONED A-1 (GENERAL AGRICULTURAL)
2. SMALLEST ALLOWABLE LOT = 20,000 S.F. = 0.46 AC ±
3. SETBACK REQUIREMENTS:
FRONT YARD = 35' MINIMUM
SIDE YARD = 15' MINIMUM
REAR YARD = 35' MINIMUM
4. REQUIRED FRONTAGE AT SETBACK = 100' MINIMUM
5. LOTS 1 & 2 WILL HAVE INDIVIDUAL WELLS
6. LOTS 1 & 2 WILL BE SERVED BY JAMES CITY COUNTY SANITARY SEWER IN PRIVATE RIGHT-OF-WAY.

AREA TABULATION

AREA OF LOT 1	= 1.00 AC ±
AREA OF LOT 2	= 0.55 AC ±
AREA OF PROPOSED 50' R/W	= 0.22 AC ±
AREA OF REMAINDER OF PARCEL	= 4.23 AC ±
TOTAL AREA TO BE SUBDIVIDED	= 6.00 AC ±

NOTES

1. THE PROPOSED R/W SHALL REMAIN PRIVATE AND JAMES CITY COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE, UPKEEP OR FUTURE IMPROVEMENT OF THIS RIGHT-OF-WAY.
2. THE ROAD SHALL BE MAINTAINED IN A CONDITION PASSABLE IN ALL WEATHER BY EMERGENCY VEHICLES BY THE ADJACENT PROPERTY OWNERS.
3. THIS IS A FAMILY SUBDIVISION IN ACCORDANCE WITH SECTION 17-4.1 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE; SPECIAL PROVISIONS FOR FAMILY SUBDIVISIONS.

REFERENCES

- DEED BOOK 52, PAGE 30
- PLAT BOOK 5, PAGE 13
- DEED BOOK 55, PAGE 292
- DEED BOOK 218, PAGE 384
- DEED BOOK 55, PAGE 292
- DEED BOOK 51, PAGE 101



AES, a professional corporation
1761 Jamestown Road, Williamsburg, Va. 23185
804-253-0040
Architecture, Engineering, Surveying, Planning

PLAT OF
FAMILY SUBDIVISION OF
**HAMLET B. SMITH &
ANDREW L. RUTHERFORD**
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GSS	Drawn GSS
Scale 1"=100'	Date 8/22/83
Project No. 5334	
Drawing No. 1 of 1	