

VICINITY MAP SCALE: 1" = 2000'

SOURCE OF TITLE:
 TITLE TO SOUTHERLY PORTION OF PARCEL F WAS GRANTED BY DEED DATED NOV. 29, 1954 AND RECORDED IN DEED BOOK 52, PAGE 433.
 TITLE TO NORTHERLY PORTION OF PARCEL F WAS GRANTED BY DEED DATED AUGUST 3, 1987 AND RECORDED IN DEED BOOK 358, PAGE 89 & 90 AT THE WILLIAMSBURG/JAMES CITY COUNTY COURTHOUSE AS REQUIRED BY LAW.

- NOTES:**
- 1) TOTAL AREA SUBDIVIDED: 2.6916 ACRES.
 - 2) PROPERTY IS TAX MAP # 14-4 1-2.
 - 3) PROPERTY IS ZONED A-1.
 - 4) EASEMENT SHOWN HEREON FOR INGRESS & EGRESS SHALL REMAIN PRIVATE. A DRIVE WITHIN THE EASEMENT SHALL BE MAINTAINED BY THE ADJACENT OWNERS IN A CONDITION PASSABLE IN ALL WEATHER BY EMERGENCY VEHICLES.
 - 5) THIS IS A FAMILY SUBDIVISION IN ACCORDANCE WITH ARTICLE 17-17 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 - 6) PARCELS ARE TO BE CONVEYED TO IMMEDIATE FAMILY MEMBERS OF THE PROPERTY OWNERS AS DEFINED BY THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 - 7) LOTS TO BE SERVED BY WELL & SEPTIC TANK.
 - 8) MINIMUM BUILDING SETBACK LINES 35'-FRONT, 15'-SIDE, 35'-REAR. MINIMUM LOT WIDTH AT FRONT SETBACK = 150'.

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

I, Catharine B. Rutledge, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS (ARE) SIGNED TO THE WRITING HEREON HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID GIVEN UNDER MY HAND THIS 15th DAY OF December, 1988.

SIGNED: Catharine B. Rutledge
 MY COMMISSION EXPIRES: 2-22-91

OWNER'S CONSENT:
 THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS

SIGNED: Rachel T. Greenleaf
 SIGNED: _____
 SIGNED: _____
 SIGNED: _____

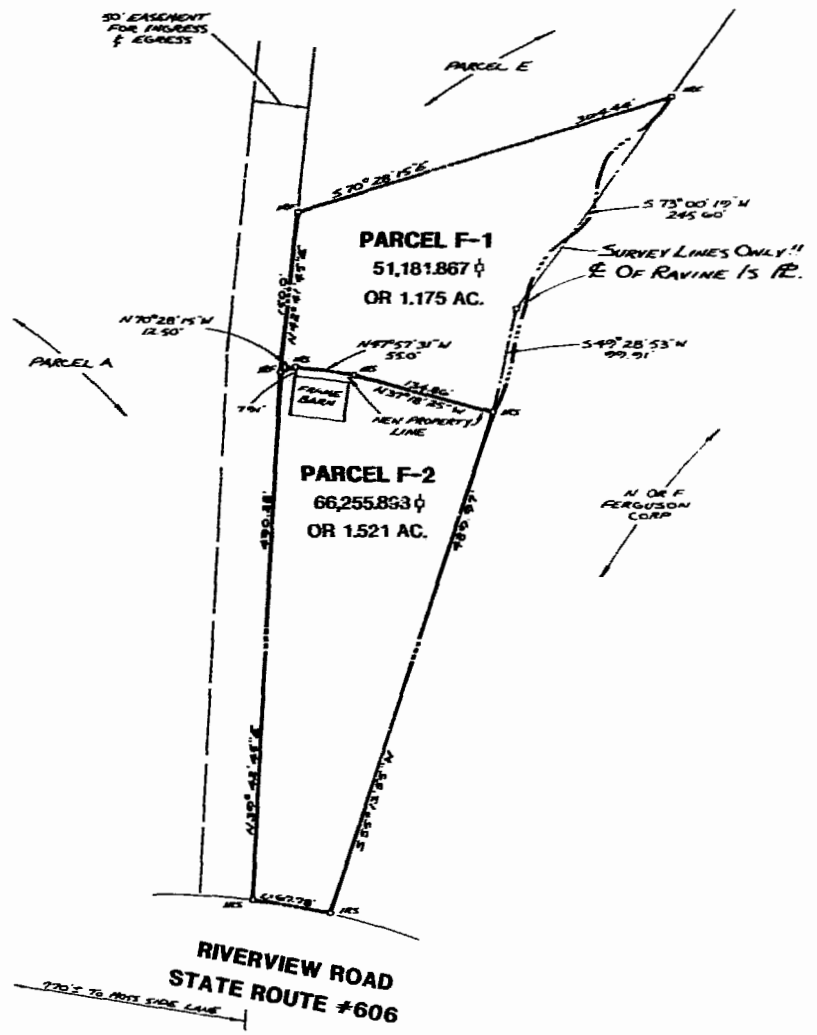
CERTIFICATE OF APPROVAL:
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS AND MAY BE COMMITTED TO RECORD.

AGENT OF GOVERNING BODY:
 SIGNED: all 3/22/89
HEALTH OFFICER:
 SIGNED: James H. Bowles 3-16-89
HIGHWAY DEPT.:
 SIGNED: _____

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL THE REQUIREMENTS FOR THE PLATTING OF SUBDIVISIONS IN THE COUNTY OF JAMES CITY HAVE BEEN COMPLIED WITH.
 ALSO, THAT THIS PLAT IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.
 GIVEN UNDER MY HAND THIS 15th DAY OF December, 1988



SPEARMAN & ASSOC., INC. - LAND SURVEYING
 #489 McLAWS CIRCLE - BUSCH CORPORATE CENTER
 WILLIAMSBURG, VIRGINIA - 23185
 (804)253-8720 - PENINSULA 888-9571



REFERENCES:

DEED BOOK 52, PAGE 433	
89	5
98	115
PLAT BOOK 45	99

CURVE DATA

Δ: 05°33'47"
R: 698.08'
L: 67.78'
T: 33.92'
C: 67.75'
CB: N41°45'25"W

2:27pm.
 Received 19th day of Sept. 1989
 O.B. NO. 448 ACRES 792
Walter S. ...

FAMILY SUBDIVISION
 ON PROPERTY STANDING IN THE NAME OF
RACHEL T. GREENLEAF
 BEING
PARCEL F, TYSSON FAMILY SUBDIVISION
 LOCATED
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1" = 100' DATE: NOVEMBER 22, 1988