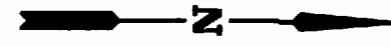


VICINITY MAP 1"=2000'

A COPY OF THIS PLAT IS ON FILE IN THE JAMES CITY COUNTY HEALTH DEPARTMENT WHICH SHOWS THE APPROVED LOCATION OF SERVICE DISPOSAL SITE(S) FOR EACH LOT IN THIS SUBDIVISION.



NOTE: OUTSIDE BOUNDARY BASED ON PLAT BY V.D. McMANUS, DATED 21, SEPT. 1974 AND RECORDED IN PLAT BOOK 32, PAGES 32 & 33

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS A FAMILY SUBDIVISION OF PROPERTY OF THOMAS J. HIPPLE JR. & ANN E. HIPPLE IS WITH THE FREE CONSENT AND IN THE ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S).

DATE 5-23-90 Thomas J. Hipple, Ann E. Hipple

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA James City, Ann E. Hipple, Thomas J. Hipple. A NOTARY PUBLIC IN AND FOR THE COUNTY OF JAMES CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY OF JAMES CITY AFORESAID, GIVEN UNDER MY HAND THIS 23 DAY OF May 1990. MY COMMISSION EXPIRES May 27 1992.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RICHARD CARTER COWLES & JAMELAIN Y. COWLES TO THOMAS J. HIPPLE JR. & ANN E. HIPPLE BY DEED DATED 12-26-61 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 84 PAGE 21.

ENGINEERS OR 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 FEB 7, 1990 LYNN D. EVANS, C.L.S.

CERTIFICATE OF APPROVAL

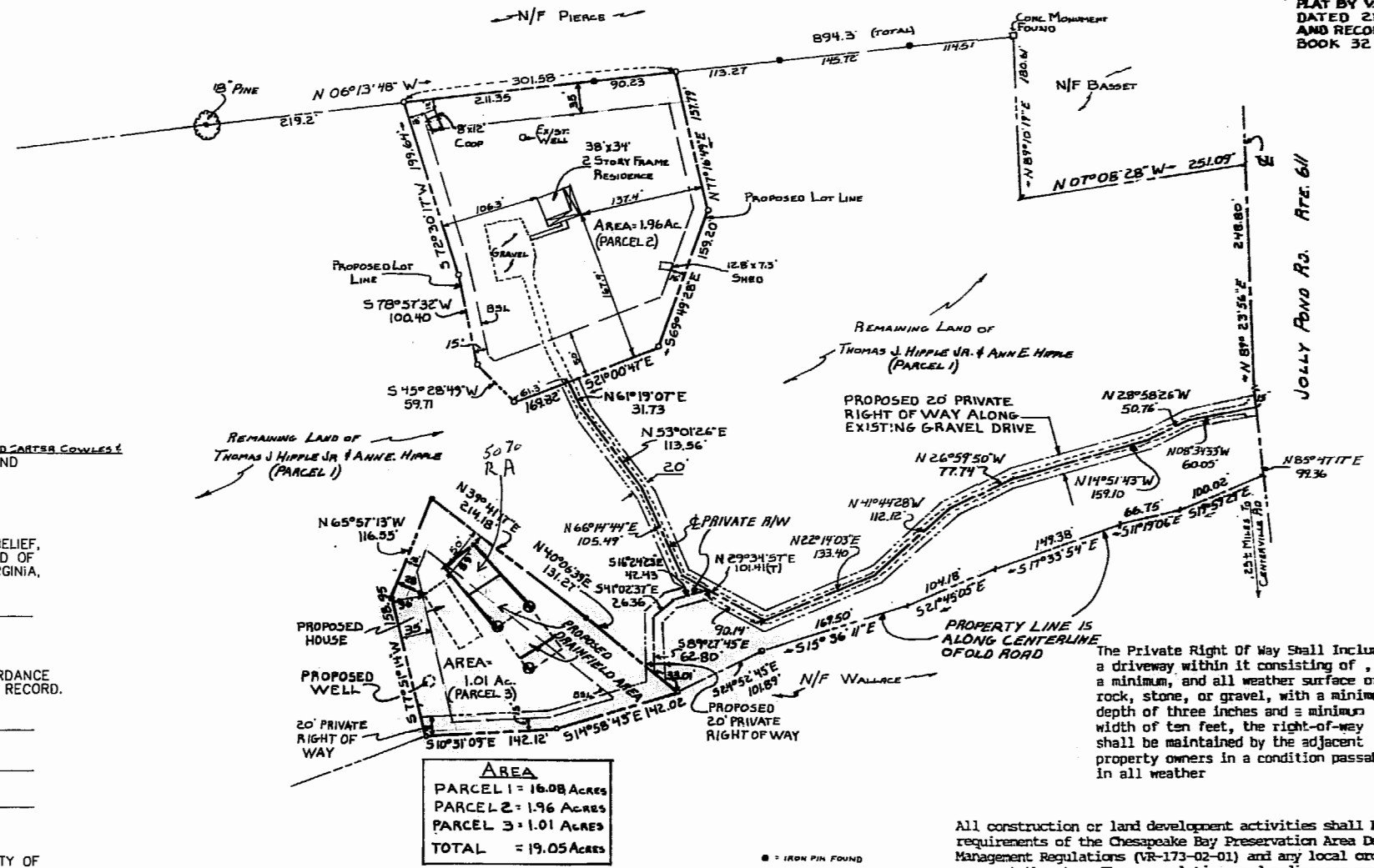
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE 6-21-90 J.N. Hall VIRGINIA DEPARTMENT OF TRANSPORTATION
DATE 06/08/90 Jake W. Seaton VIRGINIA DEPARTMENT OF HEALTH
DATE 7/2/90 SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 23 DAY OF May 1990. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 52, PAGE 52. TEST: Clerk of Court

MINIMUM BUILDING SETBACKS (BSL) FRONT = 50' REAR = 35' SIDE = 15'



The Private Right of Way Shall Include a driveway within it consisting of, at a minimum, and all weather surface of rock, stone, or gravel, with a minimum depth of three inches and a minimum width of ten feet, the right-of-way shall be maintained by the adjacent property owners in a condition passable in all weather

All construction or land development activities shall be subject to the requirements of the Chesapeake Bay Preservation Area Designation and Management Regulations (VR-173-02-01) and any local ordinances adopted pursuant thereto. These regulations and ordinances may place additional requirements on lots recorded after September 30, 1985, and may limit development of lots. Owners should familiarize themselves with the regulations and ordinances and are encouraged to contact the James City County Director of Code Compliance for more information.

Bottom section of the plat containing the logo for THE DEYOUNG-JOHNSON GROUP, INC. ENGINEERS ARCHITECTS SURVEYORS, P.O. BOX 197 WILLIAMSBURG, VIRGINIA 23187 (804) 253-0673. Includes a circular seal, a 'REFERENCES' section with DB 84/21 and PB 32/32/33, a 'REVISED' date of MAY 9, 1990, and a 'RECORDED' stamp dated 13th day of July 1990. On the right, it states 'A FAMILY SUBDIVISION OF PROPERTY OF THOMAS J. HIPPLE JR. & ANN E. HIPPLE' and 'JAMES CITY COUNTY VIRGINIA'. A small table at the bottom left shows 'DATE FEB. 6, 1990', 'DESIGNED', 'DRAWN PF', and 'SCALE 1"=100''.