

**SOURCE OF TITLE**

TITLE TO THE LAND SUBDIVIDED IS VESTED IN FRANK & VIRGINIA I. PHILLIPS BY DEED DATED AUGUST 24, 1978, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 197, PAGE 115.

**OWNER'S CONSENT & DEDICATION**

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

**STATE OF VIRGINIA**

I, Laura C. Broadus, 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 3rd DAY OF June, 1991.

Laura C. Broadus

MY COMMISSION EXPIRES: February 1, 1993

**SURVEYOR'S STATEMENT**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF 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 HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 3rd DAY OF June, 1991.

BY: G. T. Wilson, Jr.  
G. T. WILSON, JR., C.L.S.

**CERTIFICATE OF APPROVAL**

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

DATE 6-9-91 J. D. Hall  
HIGHWAY DEPARTMENT

DATE 6-17-91 James H. Bowles  
HEALTH OFFICER

DATE 7/1/91 [Signature]  
AGENT OF GOVERNING BODY

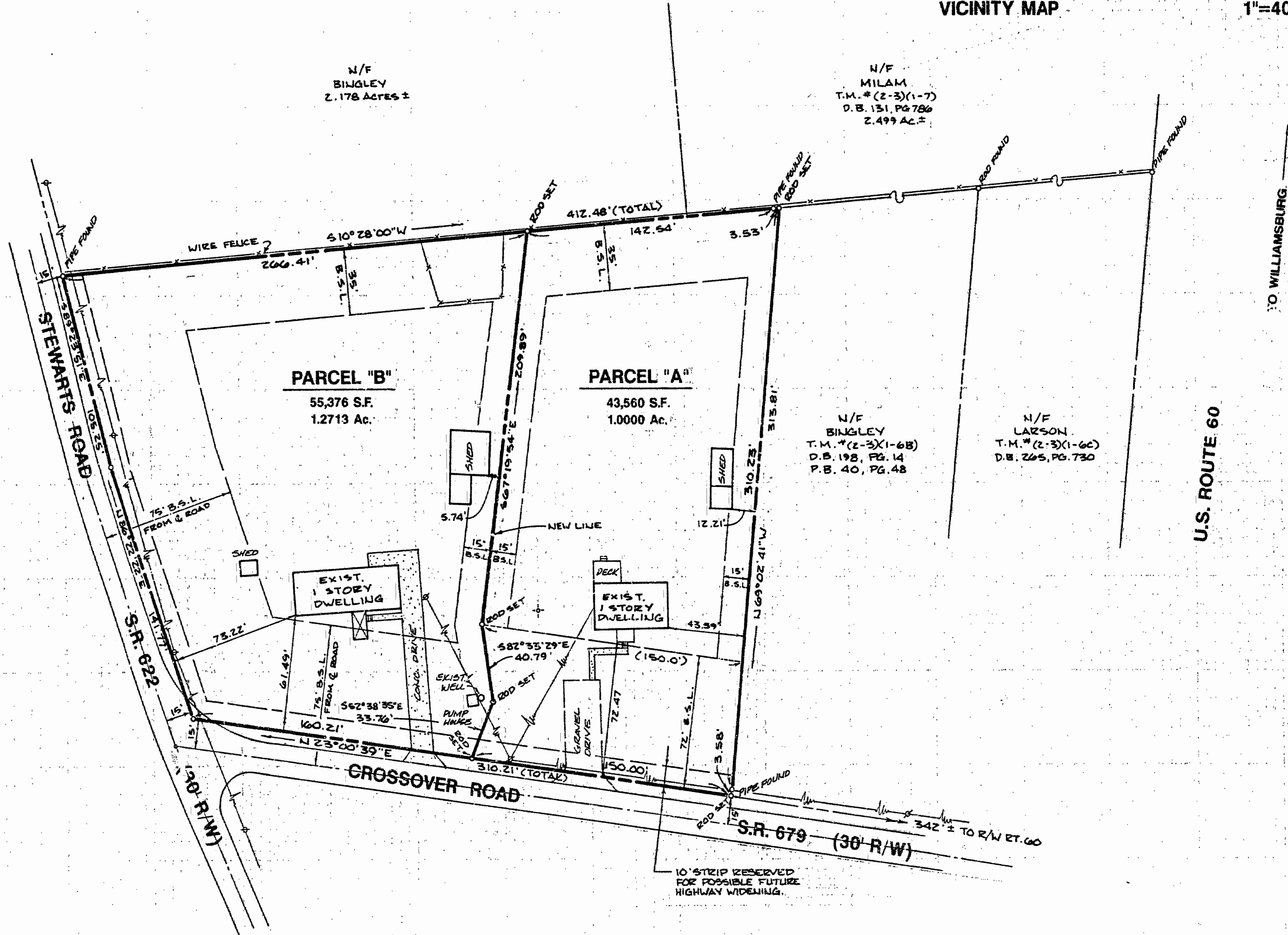
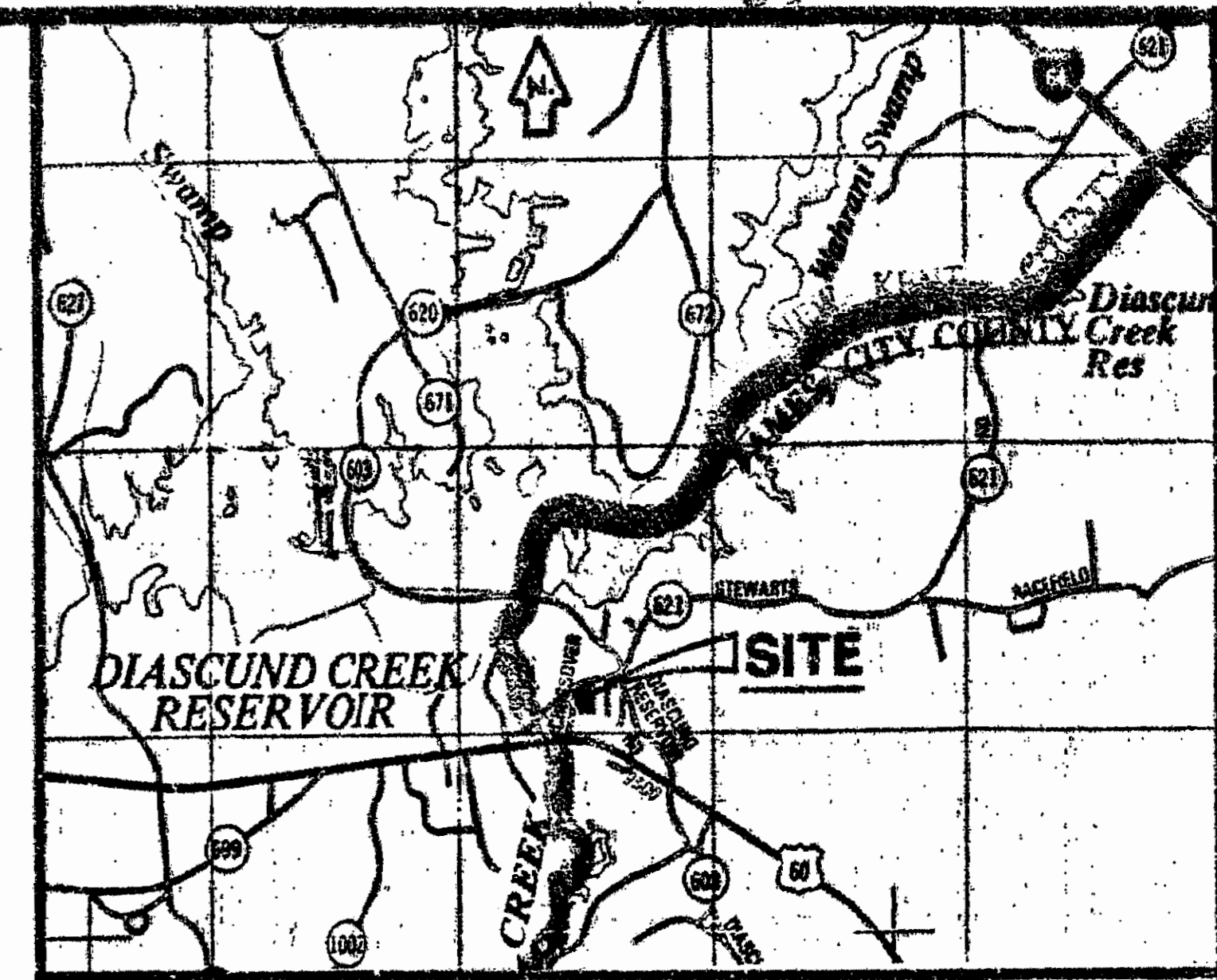
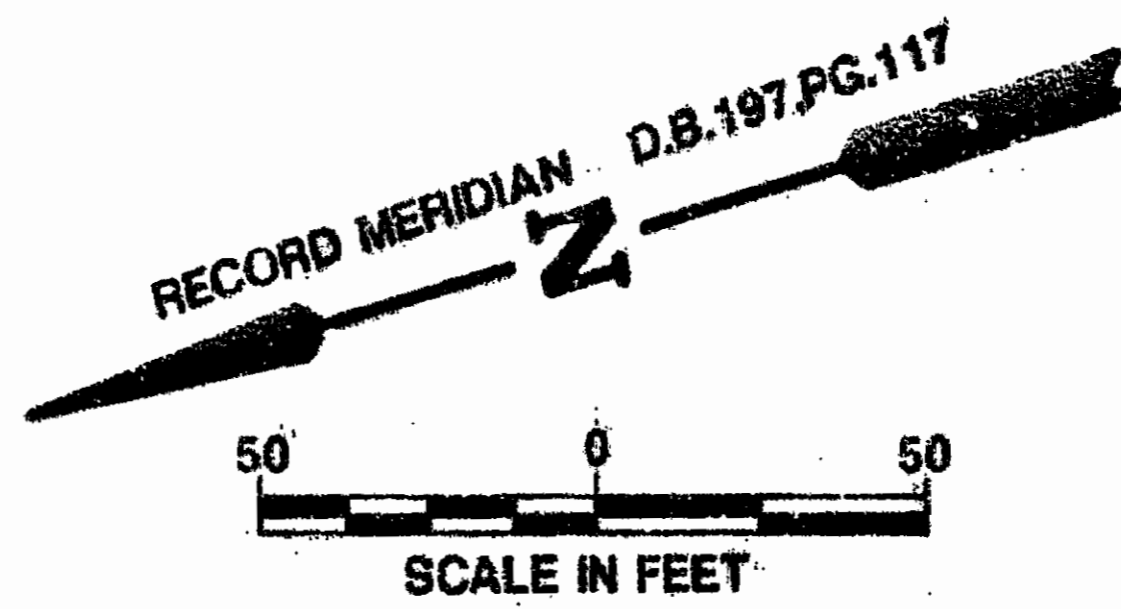
1. The property may be subdivided into no more than 2 lots of at least one acre each.
2. All structures upon subdivision shall meet all setback requirements.
3. The uses shall be limited to one single family residence per lot.

**CLERK'S CERTIFICATE**  
STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 3rd DAY OF June, 1991, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: [Signature]  
CLERK.

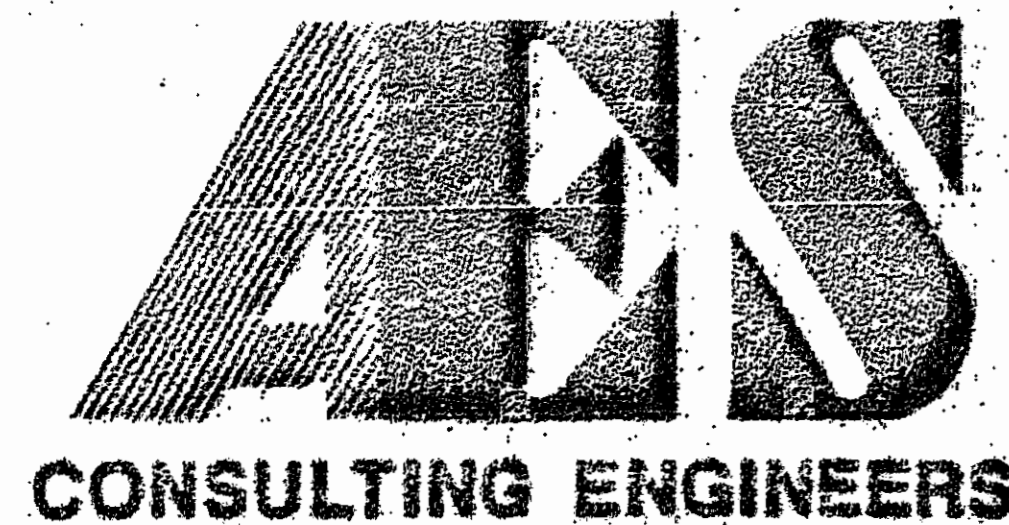
PLAT BOOK: 54, PAGE: 52



**NOTES**

- 1) PROPERTY IS SHOWN AS TAX MAP PARCEL (2-3) (1-6A).
- 2) PROPERTY IS CURRENTLY ZONED "A-1."
- 3) A VARIANCE FROM LOT AREA REQUIREMENTS WAS GRANTED ON APRIL 25, 1991 BY THE JAMES CITY COUNTY BOARD OF APPEALS, CASE NO. 2A-5-91.
- 4) PARCELS SHOWN ARE SERVED BY EXISTING SEPTIC TANKS AND DRAINFIELDS FOR EACH INDIVIDUAL DWELLING. AN EXISTING WELL NEW SERVES BOTH DWELLINGS.
- 5) TOTAL AREA SUBDIVIDED = 2.2713 ACRES.

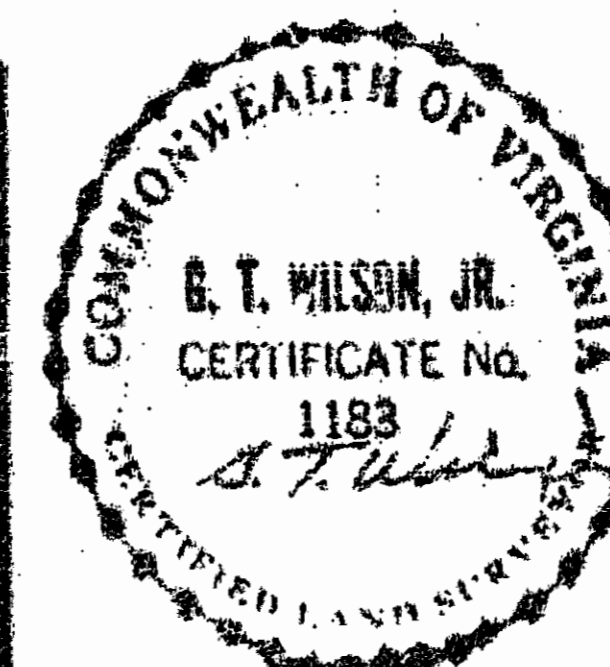
Recorded 2nd day of July, 1991  
B.B. No. 520 Page 324  
[Signature] Clerk



5248 Old Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(804) 253-0040  
Fax (804) 220-8994

PLAT OF SUBDIVISION  
SHOWING TWO PARCELS OWNED BY:  
FRANK & VIRGINIA I. PHILLIPS

STONEHOUSE DISTRICT      JAMES CITY COUNTY      VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed R/W	Drawn GSB
Scale 1" = 50'	Date JUNE, 1991
Project No. 3989	
Drawing No. 1 OF 1	