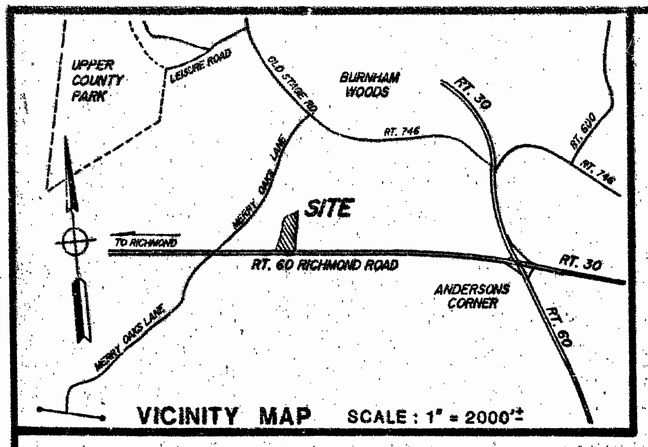


VICINITY MAP SCALE : 1" = 2000'±

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

I, Joan Babcock Lucas A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY 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 CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 5th DAY OF April 1991.

MY COMMISSION EXPIRES: February 24, 1992

Joan Babcock Lucas

OWNER'S CONSENT:

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

SIGNED: Anne Martin Hobson

SIGNED: Agent for heirs of Hugh L. Martin

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: 4/9/91

HEALTH OFFICER:

SIGNED: J. W. Seaton - 4/10/91

HIGHWAY DEPT.:

SIGNED:

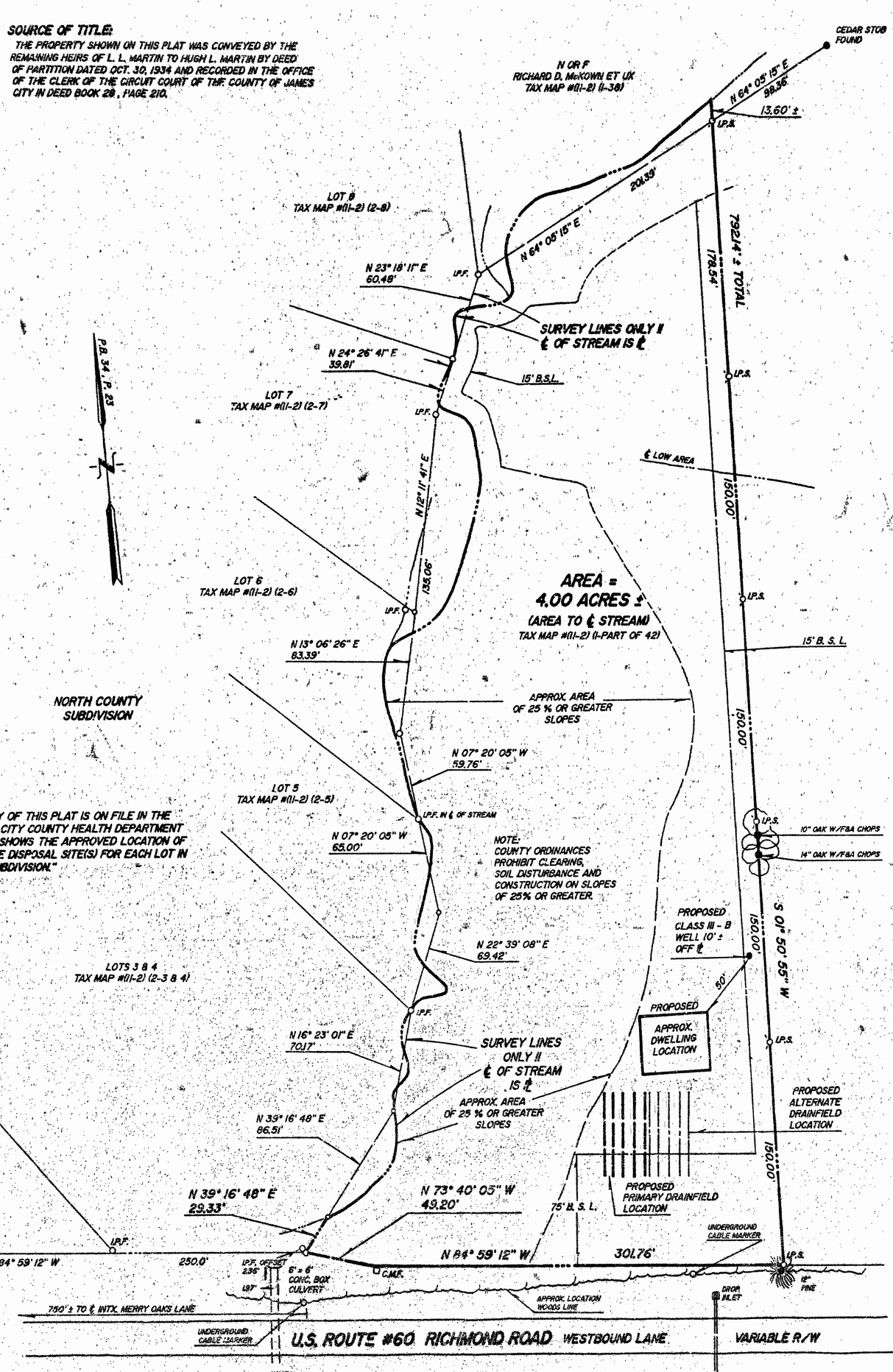
SURVEYOR'S CERTIFICATE:

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: Mar. 28, 1991 Roger D. Spearman

COMMONWEALTH OF VIRGINIA
ROGER D. SPEARMAN
CERTIFICATE No. 001442B
LAND SURVEYOR

SOURCE OF TITLE:
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THE REMAINING HEIRS OF L. L. MARTIN TO HUGH L. MARTIN BY DEED OF PARTITION DATED OCT. 30, 1934 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 28, PAGE 210.



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

NOTE:
I HEREBY CERTIFY THAT THE RESIDUE LANDS OF HUGH L. MARTIN CREATED BY THIS SUBDIVISION DOES NOT CREATE A SUBSTANDARD LOT, PARCEL, OR TRACT OF LAND AND ARE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE COUNTY OF JAMES CITY VIRGINIA.

REFERENCES:
DEED BOOK 28, PAGE 210
DEED BOOK 124, PAGE 12
PLAT BOOK 34, PAGE 23
VEPCO PLAT BOOK 2, PAGE 145
V.D.O.T. HIGHWAY PLANS FI 157(4) 60 157A
PLAT BOOK 6, PAGE 28

NOTES:
1.) PROPERTY IS ZONED "A-1".
2.) PROPERTY IS A PORTION OF TAX MAP #(11-2) (1-42).
3.) MIN. LOT SIZE = 3.00 ACRES.
4.) MIN. LOT WIDTH @ FRONT SETBACK= 200'.
5.) BUILDING SETBACKS:
75' - FRONT
35' - REAR
15' - SIDE

Recorded 14th day of August, 1991 in 2:05 pm
D.B. No. 526 Page 280
Clerk

SPEARMAN & ASSOCIATES, P. C.
SURVEYING AND PLANNING
489 McLAWS CIRCLE — WILLIAMSBURG, VIRGINIA
(804) 253-8720

SUBDIVISION PLAT
ON PROPERTY STANDING IN THE NAME OF
HUGH L. MARTIN ESTATE
BEING
4.00 ACRES ±
LOCATED
JAMES CITY COUNTY , VIRGINIA

SCALE: 1" = 60'
DATE: MARCH 28, 1991
REV'D.: APRIL 29, 1991
REV'D.: MAY 30, 1991
PREPARED FOR
VERNA J. DICKERSON

J.O. #5410 F.B. "F" REV'D.: JUNE 6, 1991