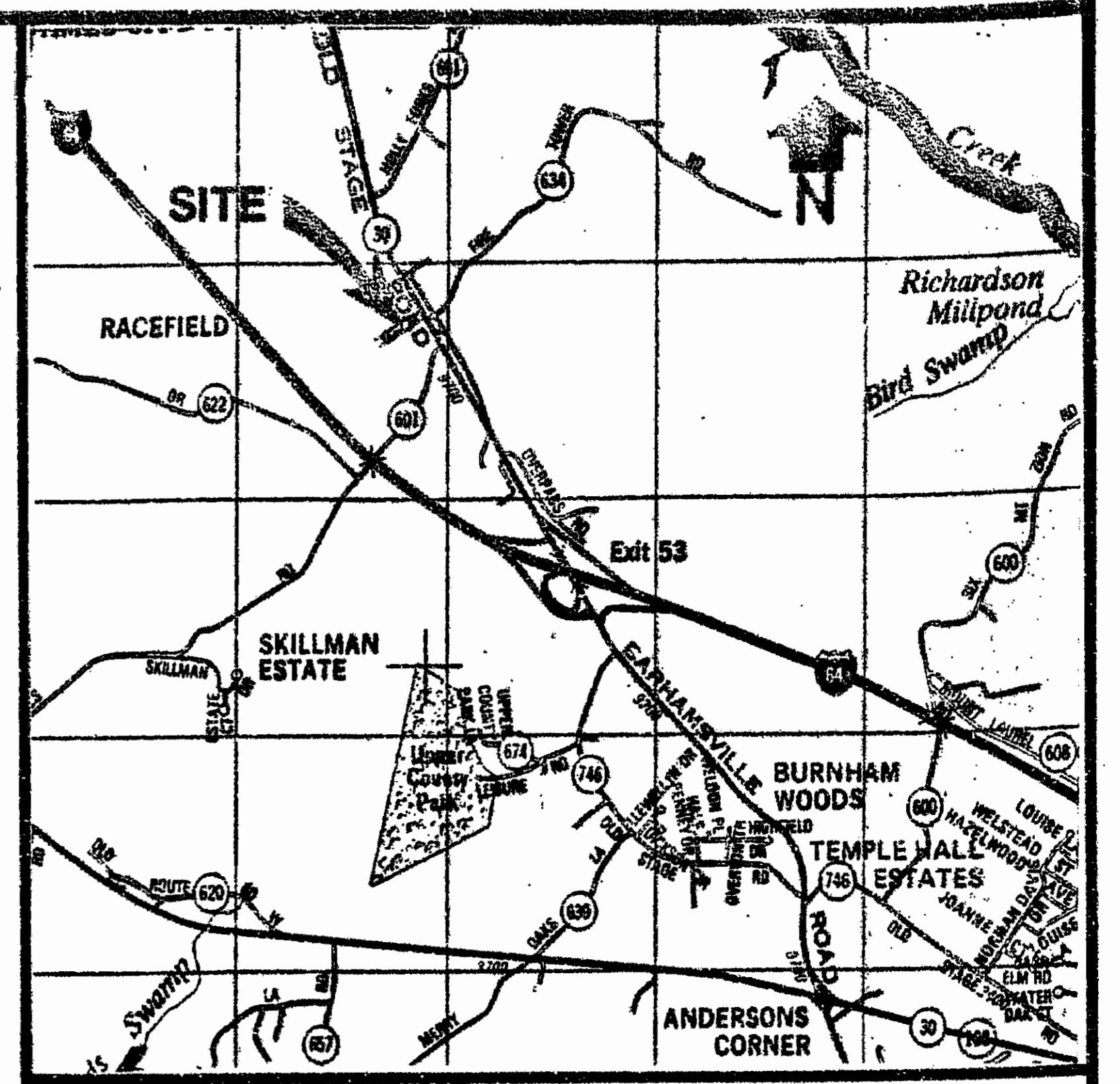
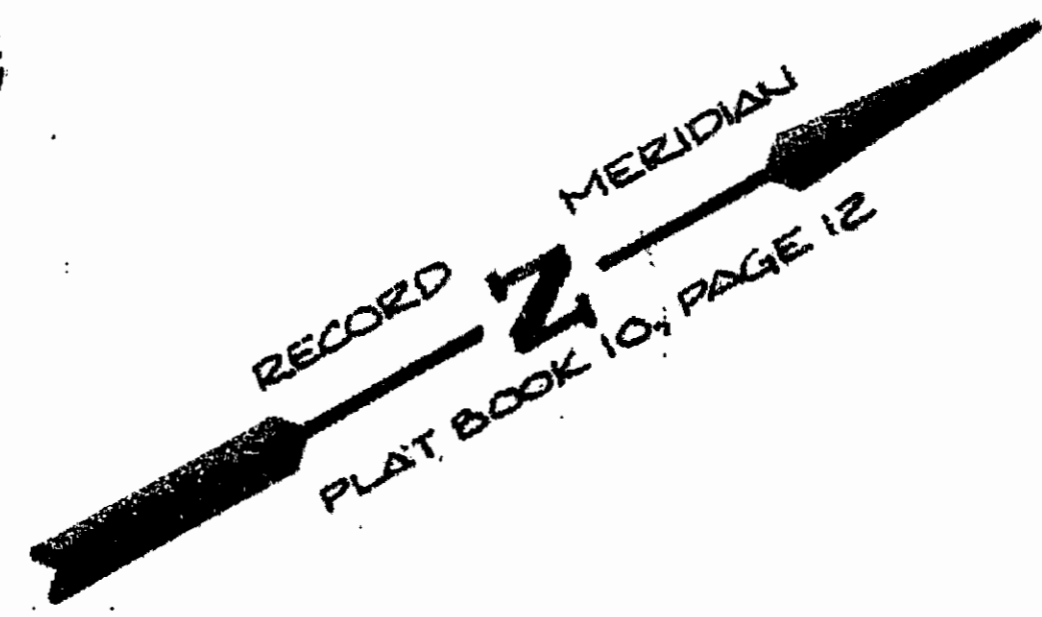


REFERENCES:

DEED BOOK	112, PAGE	117
DEED BOOK	128, PAGE	245
PLAT BOOK	10, PAGE	5
PLAT BOOK	10, PAGE	10
PLAT BOOK	10, PAGE	11
PLAT BOOK	10, PAGE	12
PLAT BOOK	20, PAGE	57



SURVEY LINE ONLY
PROPERTY LINE IS ALONG CENTER LINE OF STREAM
N 34° 49' 27" W, 273.99'

N/F RICHARD ABBOTT
TAX MAP No. (4-3)(1-2A)

PARCEL "D"
2.33 ACRES±

N/F THOMAS McCORMICK
TAX MAP No. (4-3)(1-1)

PARCEL "C"
2.419 ACRES±

PARCEL "B"
2.419 ACRES±

PARCEL "A"
2.446 ACRES±
INCLUDES AREA SHOWN AS TOKARZ

N/F WAYNE R. & DOROTHY E. ADAMS
TAX MAP No. (4-3)(1-4)

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

LINE PER D.B. 37, Pg. 1
N 30° 07' 05" E, 107.00'

THIS AREA IS APPARENTLY STILL OWNED BY FRANK TOKARZ ESTATE
AREA = 0.06 ACRES±

GENERAL NOTES:

- THE PARCELS HEREBY CREATED ARE TO BE CONVEYED TO THE OWNERS IMMEDIATE FAMILY MEMBERS AS REQUIRED AND DEFINED BY THE JAMES CITY COUNTY FAMILY SUBDIVISION REQUIREMENTS.
- THE 25' EASEMENT IS TO BE MAINTAINED AS ALL-WEATHER SURFACED ROADS FOR EMERGENCY VEHICLES.
- PROPERTY IS CURRENTLY SHOWN AS TAX PARCEL (4-3)(1-2f3)
- ZONE A-1
- ALL LOTS TO BE SERVED BY INDIVIDUAL WELLS AND DRAINFIELD SYSTEMS BY SEPARATE PERMITS.
- MINIMUM BUILDING SETBACK REQUIREMENTS:
FRONT = 50'
SIDES = 15'
REAR = 35'

OWNER'S CONSENT AND DEDICATION

THIS SUBDIVISION AND LOT LINE EXTINGUISHMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS:

BY Edward G. Watkins 2-24-92
DATE

BY Marjorie M. Watkins 2-24-92
DATE

BY _____ DATE

STATE OF VIRGINIA

I, M. Anderson Bradshaw, 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 24th DAY OF February, 1992.

MY COMMISSION EXPIRES 5/4/93 BY: M. Anderson Bradshaw

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 DAY OF 19, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: _____ CLERK.

PLAT BOOK: _____ PAGE: _____

CERTIFICATE OF APPROVAL

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

11-24-92 Paul Richardson
DATE HIGHWAY DEPARTMENT

9/24/92 James H. Bowles
DATE HEALTH DEPARTMENT

12/2/92 _____
DATE AGENT OF GOVERNING BODY

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 11th DAY OF July, 1992.

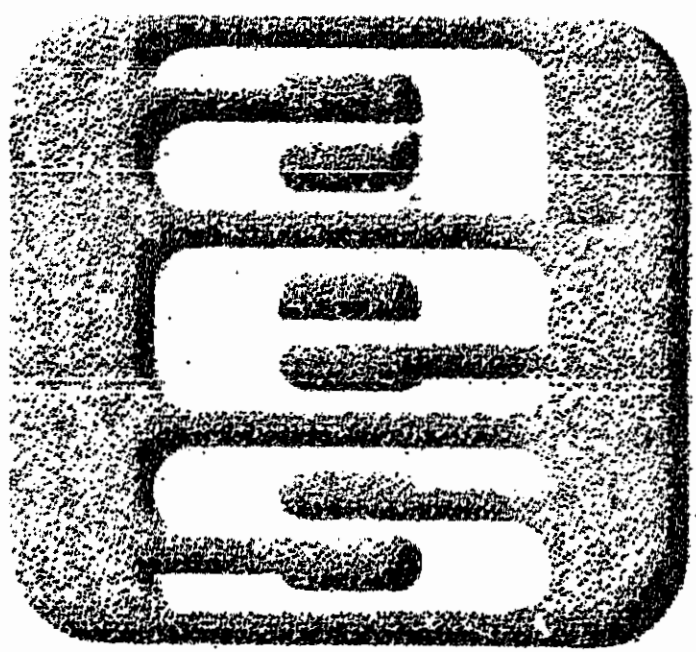
BY: G. T. Wilson, Jr.
G. T. WILSON, JR., C.L.S.

SOURCE OF TITLE

TITLE TO THE LAND SUBDIVIDED IS VESTED IN: EDWARD G. & MAJORIE M. WATKINS FROM THOMAS A. & JOANNE M. LADD BY DEED DATED SEPTEMBER 30, 1970 AND RECORDED IN DEED BOOK 128, PAGE 247

Recorded 23 1109019
by 11 Dec 1992
B.R. No. 597 pages 311
John Seward Clerk

PLAT RECORDED IN
P.B. NO. 52 PAGE 71



AES, a professional corporation
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23185
(804) 253-0040
Engineering, Planning, Surveying

FAMILY SUBDIVISION
OF PROPERTY OWNED BY:
EDWARD G. & MAJORIE M. WATKINS
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn C.A.N.
Scale 1" = 100'	Date 7/3/91
Project No. 7615	
Drawing No. 1 of 1	

