

LOCATION MAP
1" = 2000'

SOURCE OF TITLE:
 TITLE TO LOTS 1 & 2 SHOWN HEREON WAS CONVEYED TO LOIS REED FROM DIXON L. JACKSON, JR. BY DEED DATED 4-21-1928 AND RECORDED IN DEED BOOK 552, PAGE 628.
 TITLE TO LOT 3 SHOWN HEREON WAS CONVEYED TO LOIS REED FROM RAYMOND REED BY DEED DATED 02-05-1974 AND RECORDED IN DEED BOOK 150, PAGE 227.
 ALL THE ABOVE IS OF RECORD AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR WILLIAMSBURG / JAMES CITY COUNTY, AS REQUIRED BY LAW.

- NOTES:**
- 1.) PROPERTIES SUBDIVIDED ARE TAX PARCELS (22-211-75) AND (22-211-76)
 - 2.) PROPERTIES ARE ZONED "R-8"
 - 3.) BUILDING SETBACK LINES ARE 30' MIN. FRONT AND REAR, 15' SIDE. (OR AS SHOWN)
 - 4.) THIS IS A FAMILY SUBDIVISION IN ACCORDANCE WITH SECTION 17-17 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 - 5.) ALL LOTS ARE TO BE CONVEYED TO IMMEDIATE FAMILY MEMBERS OF THE PROPERTY OWNERS AS DEFINED BY THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 - 6.) EASEMENTS SHOWN HEREON FOR INGRESS & EGRESS SHALL REMAIN PRIVATE. THE DRIVE WITHIN SHALL BE A MINIMUM OF TEN FEET (10') IN WIDTH AND CONSIST OF AN ALL WEATHER SURFACE OF ROCK, STONE OR GRAVEL WITH A MINIMUM DEPTH OF THREE (3) INCHES. THE DRIVE SHALL BE MAINTAINED IN A CONDITION PASSABLE IN ALL WEATHER. THE PROVIDING OF AN ALL WEATHER DRIVE SHALL BE GUARANTEED WITH DEVELOPMENT BLOCK GRANT FUNDS AS PART OF THE LITTLE CREEK HOUSING IMPROVEMENT PROJECT.
 - 7.) DRAINFIELD AREAS AND WELL LOCATIONS SHOWN ARE AS SUPPLIED AND PERMITTED BY THE JAMES CITY COUNTY HEALTH DEPARTMENT.

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

Kimberly K. Kellogg, 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 31 DAY OF July, 1992.

MY COMMISSION EXPIRES: 12/31/95
 Kimberly K. Kellogg

OWNER'S CONSENT:

THIS PLAT / PLAN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.

SIGNED: Lois Reed
 SIGNED: Raymond Reed
 SIGNED: _____
 SIGNED: _____

CERTIFICATE OF APPROVAL:

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

AGENT OF GOVERNING BODY:

SIGNED: _____

HEALTH OFFICER:

SIGNED: James H. Bowles

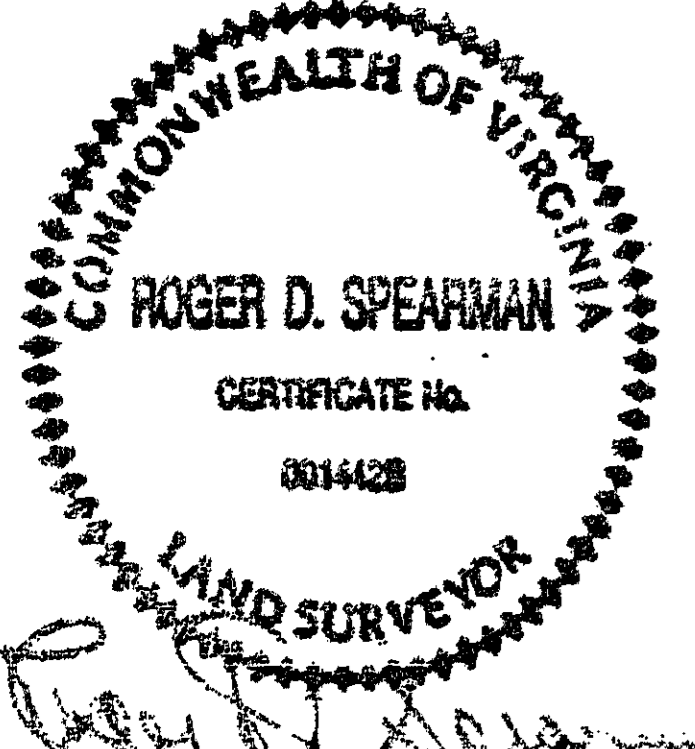
HIGHWAY DEPT.:

SIGNED: _____

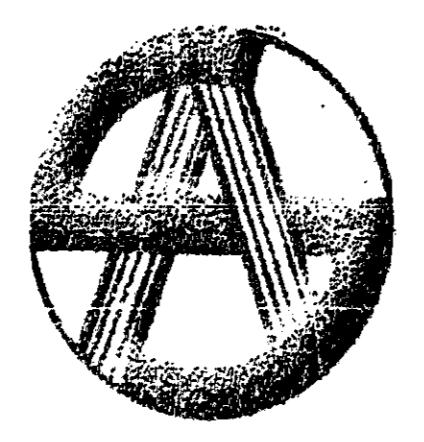
SURVEYOR'S CERTIFICATE:

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. 2, 1992 Roger D. Spearman



SPEARMAN & ASSOCIATES, P.C.
 SURVEYORS AND PLANNERS
 469 McLaws Circle - Williamsburg, VA
 (804) 253-8720



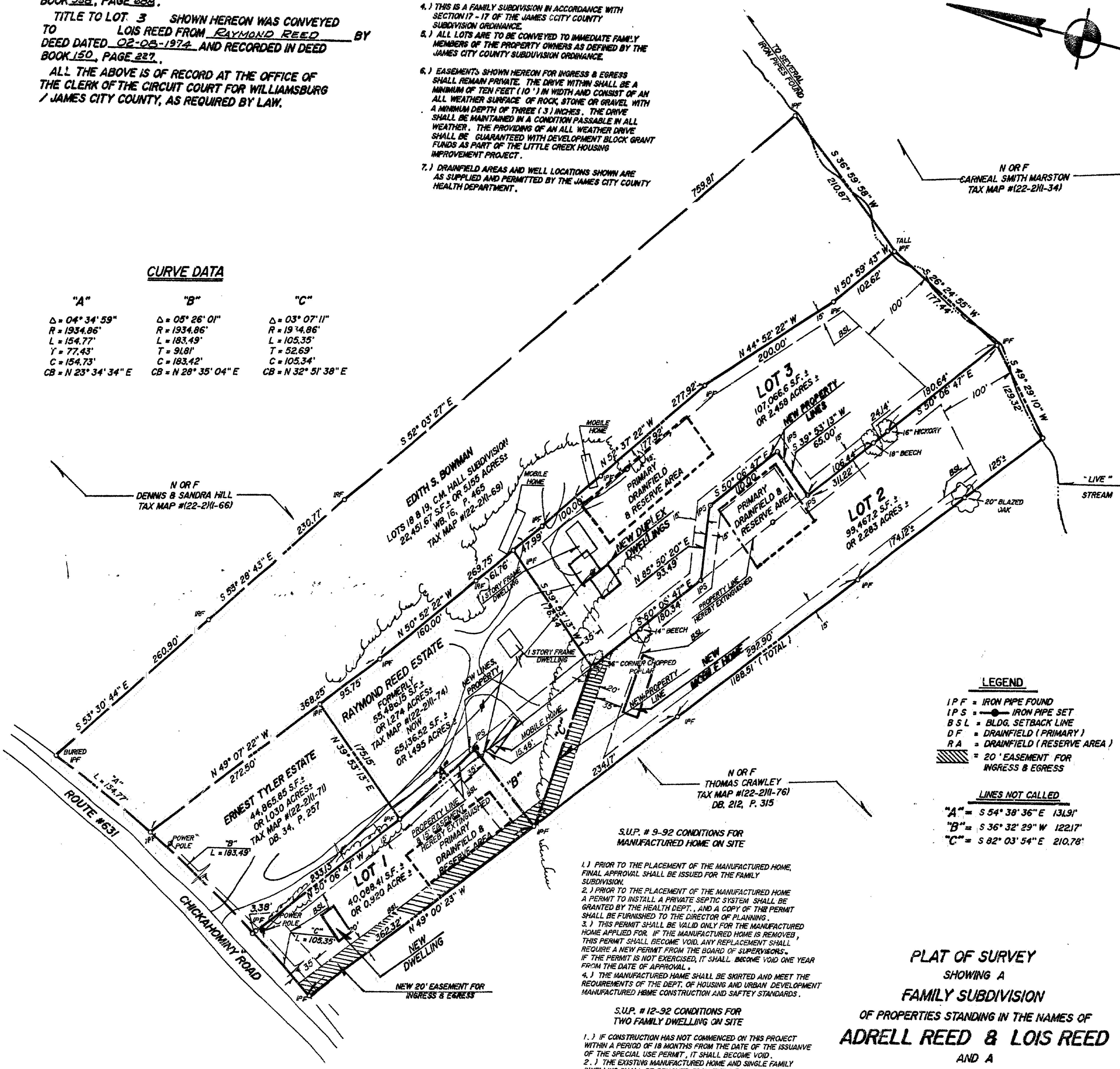
PLAT RECORDED IN
 P.B. # 56 PAGE 80

2:12pm
 54 Jan. 1993
 599 211
 [Signature]

FURTHER REFERENCES:
 PB. 2, P. 40 C.M. HALL SUBDIVISION (1916)
 PB. 2, P. 46 "BADKINS" (1918)
 VDOT PROJ. #0631-047-117, C-501 SHEETS 485.
 AN UNRECORDED "PLAT OF SURVEY SHOWING THE REED PROPERTIES AND ADJOINING PARCELS" BY AES, A PROFESSIONAL CORP. DATED 7-22-68, PROJECT #5430-34.

CURVE DATA

"A"	"B"	"C"
Δ = 04° 34' 59"	Δ = 05° 26' 01"	Δ = 03° 07' 11"
R = 1934.86'	R = 1934.86'	R = 1914.86'
L = 154.77'	L = 183.49'	L = 105.35'
T = 77.43'	T = 91.81'	T = 52.69'
C = 154.73'	C = 183.42'	C = 105.34'
CB = N 23° 34' 34" E	CB = N 28° 35' 04" E	CB = N 32° 51' 38" E



- LEGEND**
- IPF = IRON PIPE FOUND
 - IP S = IRON PIPE SET
 - B.S.L. = BLDG. SETBACK LINE
 - D.F. = DRAINFIELD (PRIMARY)
 - R.A. = DRAINFIELD (RESERVE AREA)
 - 20' = 20' EASEMENT FOR INGRESS & EGRESS
- LINES NOT CALLED**
- "A" = S 54° 38' 36" E 131.91'
 - "B" = S 36° 32' 29" W 122.17'
 - "C" = S 82° 03' 54" E 210.78'

- S.U.P. # 9-92 CONDITIONS FOR MANUFACTURED HOME ON SITE**
- 1.) PRIOR TO THE PLACEMENT OF THE MANUFACTURED HOME, FINAL APPROVAL SHALL BE ISSUED FOR THE FAMILY SUBDIVISION.
 - 2.) PRIOR TO THE PLACEMENT OF THE MANUFACTURED HOME A PERMIT TO INSTALL A PRIVATE SEPTIC SYSTEM SHALL BE GRANTED BY THE HEALTH DEPT., AND A COPY OF THIS PERMIT SHALL BE FURNISHED TO THE DIRECTOR OF PLANNING.
 - 3.) THIS PERMIT SHALL BE VALID ONLY FOR THE MANUFACTURED HOME APPLIED FOR. IF THE MANUFACTURED HOME IS REMOVED, THIS PERMIT SHALL BECOME VOID. ANY REPLACEMENT SHALL REQUIRE A NEW PERMIT FROM THE BOARD OF SUPERVISORS. IF THE PERMIT IS NOT EXERCISED, IT SHALL BECOME VOID ONE YEAR FROM THE DATE OF APPROVAL.
 - 4.) THE MANUFACTURED HOME SHALL BE SKIRTED AND MEET THE REQUIREMENTS OF THE DEPT. OF HOUSING AND URBAN DEVELOPMENT MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS.

- S.U.P. # 12-92 CONDITIONS FOR TWO FAMILY DWELLING ON SITE**
- 1.) IF CONSTRUCTION HAS NOT COMMENCED ON THIS PROJECT WITHIN A PERIOD OF 18 MONTHS FROM THE DATE OF THE ISSUANCE OF THE SPECIAL USE PERMIT, IT SHALL BECOME VOID.
 - 2.) THE EXISTING MANUFACTURED HOME AND SINGLE FAMILY DWELLING SHALL BE REMOVED FROM THE SITE WITHIN 30 DAYS FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE TWO FAMILY DWELLING.
 - 3.) ALL DEBRIS AND INOPERABLE VEHICLES SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - 4.) THIS PERMIT SHALL ONLY BE VALID FOR THE CONSTRUCTION OF A TWO FAMILY DWELLING, FUNDED WHOLLY OR PARTLY BY THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT'S LITTLE CREEK HOUSING IMPROVEMENT PROJECT.

PLAT OF SURVEY
 SHOWING A
FAMILY SUBDIVISION
 OF PROPERTIES STANDING IN THE NAMES OF
ADRELL REED & LOIS REED
 AND A
BOUNDARY LINE ADJUSTMENT
 ON PROPERTY STANDING IN THE NAME OF
RAYMOND REED ESTATE
 ALL BEING LOCATED IN
JAMES CITY COUNTY, VIRGINIA
 SCALE: 1" = 100' DATE: MARCH 2, 1992
 REVISED: JULY 20, 1992

PREPARED FOR
 THE JAMES CITY COUNTY OFFICE OF
 HOUSING AND COMMUNITY DEVELOPMENT

