

**OWNER'S CONSENT AND DEDICATION**  
 THE PLATTING OF THE LAND HERON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.  
 O. Jean Renick DATE: 4-8-93

STATE OF VIRGINIA, TO WIT:  
 William J. Mallon A NOTARY PUBLIC IN AND FOR THE County of James City DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY County AND STATE AFORESAID.  
 GIVEN UNDER MY HAND THIS 8th DAY OF April, 1993.  
 NOTARY PUBLIC William J. Mallon  
 MY COMMISSION EXPIRES: 9/30/95, 19\_\_

**SOURCE OF TITLE:**  
 THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION WAS CONVEYED FROM FERN COOLEY RENICK BY WILL DATED OCTOBER 28, 1987 IN WILL BOOK 43, PAGE 363 TO O. JEAN RENICK AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.  
**SURVEYOR'S STATEMENT**  
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

G.T. WILSON, JR. - C.L.S. #1183 DATE: APRIL 7, 1993  
**CERTIFICATE OF APPROVAL:**  
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION  
 DATE VIRGINIA DEPARTMENT OF HEALTH  
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY  
 STATE OF VIRGINIA  
 COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 3rd DAY OF May, 1993, THIS MAP PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.  
 TESTE: Helene S. Ward CLERK  
 BY: Helene S. Ward

**PARCEL 2**  
 1,314,919 S.F.±  
 OR  
 30.186 ACRES±

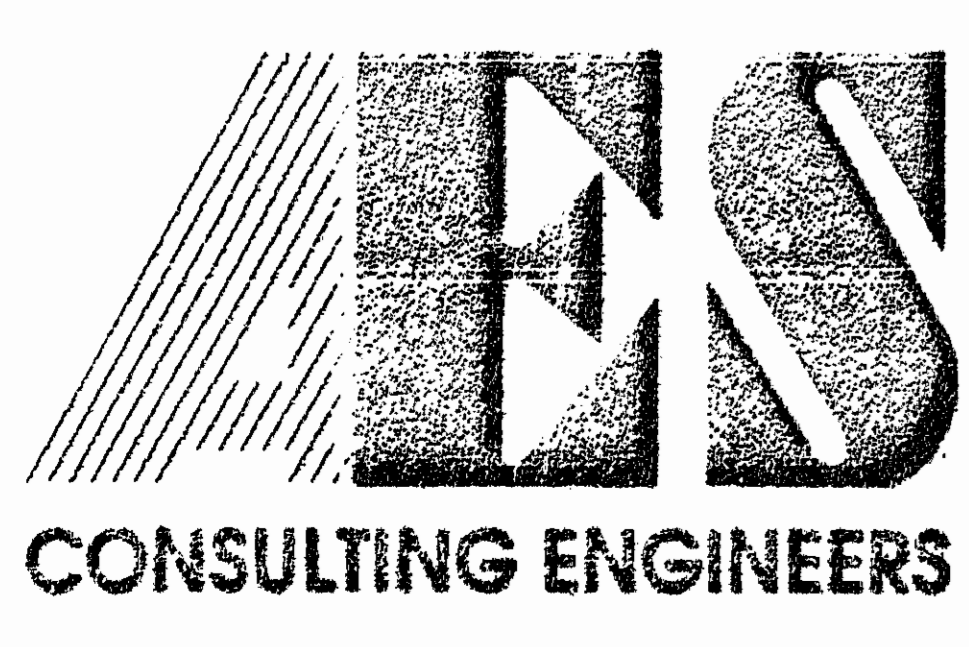
**PARCEL 1**  
 114,653 S.F.±  
 OR  
 2.632 ACRES±

- GENERAL NOTES:**
- PROPERTY IS SHOWN AS ALL OF TAX PARCEL # (38-4) (1-27).
  - PARCEL #1 ADDRESS IS CURRENTLY: #3840 IRONBOUND ROAD
  - PARCEL #1 HAS AN EXISTING SEPTIC TANK AND DRAINFIELD AND IS CURRENTLY ZONED "R-8". PUBLIC WATER IS AVAILABLE.
  - PARCEL #1 - MINIMUM BUILDING SETBACKS: FRONT = 35', SIDES = 15', REAR = 35'
  - PARCEL #1 MINIMUM LOT WIDTH (43,560 S.F. OR GREATER) = 150'.
  - PARCEL #2 IS CURRENTLY ZONED "R-2" (REZONING CASE #Z-6-92)
  - PUBLIC WATER AND SEWER IS AVAILABLE FOR PARCEL #2.

- REFERENCES:**
- DEED BOOK 22, PAGE 224
  - DEED BOOK 106, PAGE 491
  - DEED BOOK 225, PAGE 412
  - WILL BOOK 43, PAGE 363
  - PLAT BOOK 34, PAGE 55
  - ST. HWY. PLAT BOOK 2, PAGE 159 - PROJ. #0615-047-107, C-501, SHEET #6
  - PROJ. #0615-047-119, C-501, SHEET #5

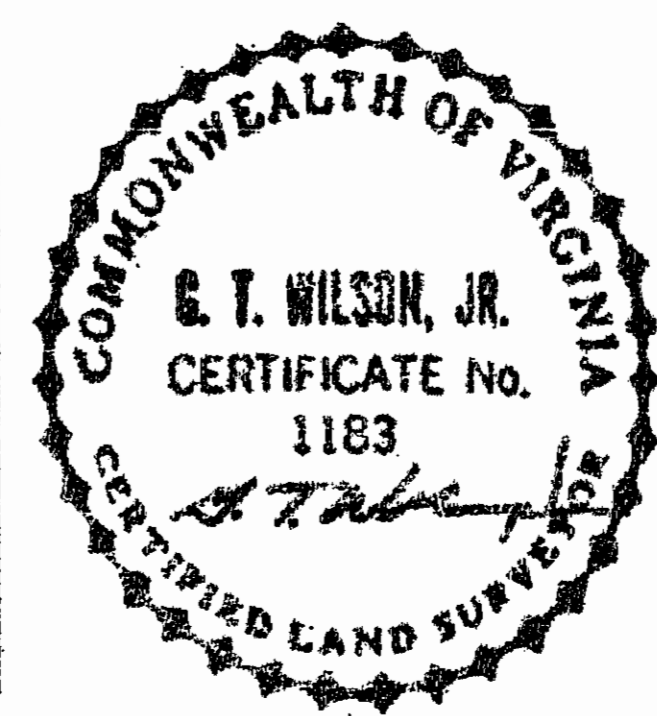
NOTE: PARCEL 1 IS CONVEYED SUBJECT TO THE RIGHTS OF THE PRESENT AND FUTURE OWNER(S) OF PARCEL 2 WITHIN THE AREA DESIGNATED "25' BUFFER ZONE" TO EXCLUDE CONSTRUCTION OF ABOVE GROUND STRUCTURES (OTHER THAN FENCES, THE MATERIALS AND LOCATION OF WHICH WILL BE SUBJECT TO THE MUTUAL AGREEMENT BETWEEN SAID OWNERS).

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHD. BEARING
A	03°36'10"	1392.39'	87.55'	43.79'	87.54'	N60°03'05"E
B	90°00'00"	25.00'	39.27'	25.00'	35.36'	S73°08'50"E
C	05°41'14"	716.00'	70.47'	36.52'	70.44'	S36°59'27"E
D	15°02'07"	1677.02'	440.07'	221.31'	438.81'	N54°20'06"E



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

**PLAT OF SUBDIVISION**  
 SHOWING 2 PARCELS OF LAND  
 OWNED BY O. JEAN RENICK  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE	BY
1	4/30/93	REVISED TO SHOW 25' BUFFER ZONE ALONG EAST LINE OF PARCEL 1	RE

Designed RWE	Drawn CMA/RWE
Scale 1" = 200'	Date 4/6/93
Project No. 7320	
Drawing No. 1 of 1	

