

LOCATION MAP SCALE: 1" = 2000

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BEESON SUBDIVISION IS WITH THE FREE CONSENT AND IN THE ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S).

DATE 5/16/93
 KENNETH SPENCER, POWER OF ATTORNEY FOR JOHN L. BEESON, JR., RICHARD PIGGOTT AND VIRGINIA PIGGOTT.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF JAMES CITY, CAROL C. PIERCE
 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 HAND THIS 20 DAY OF MAY, 1993. MY COMMISSION EXPIRES MAY 31, 1996.

Carol C. Pierce
 NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED AS FOLLOWS:
 FROM: ESTATE OF MARY A. CLAY TO: JOHN L. BEESON, JR., RICHARD PIGGOTT, VIRGINIA PIGGOTT DEED: WB 18/382

RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

ENGINEERS OR 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 3/19/93
 LYNN D. EVANS, C.I.S.

CERTIFICATE OF APPROVAL

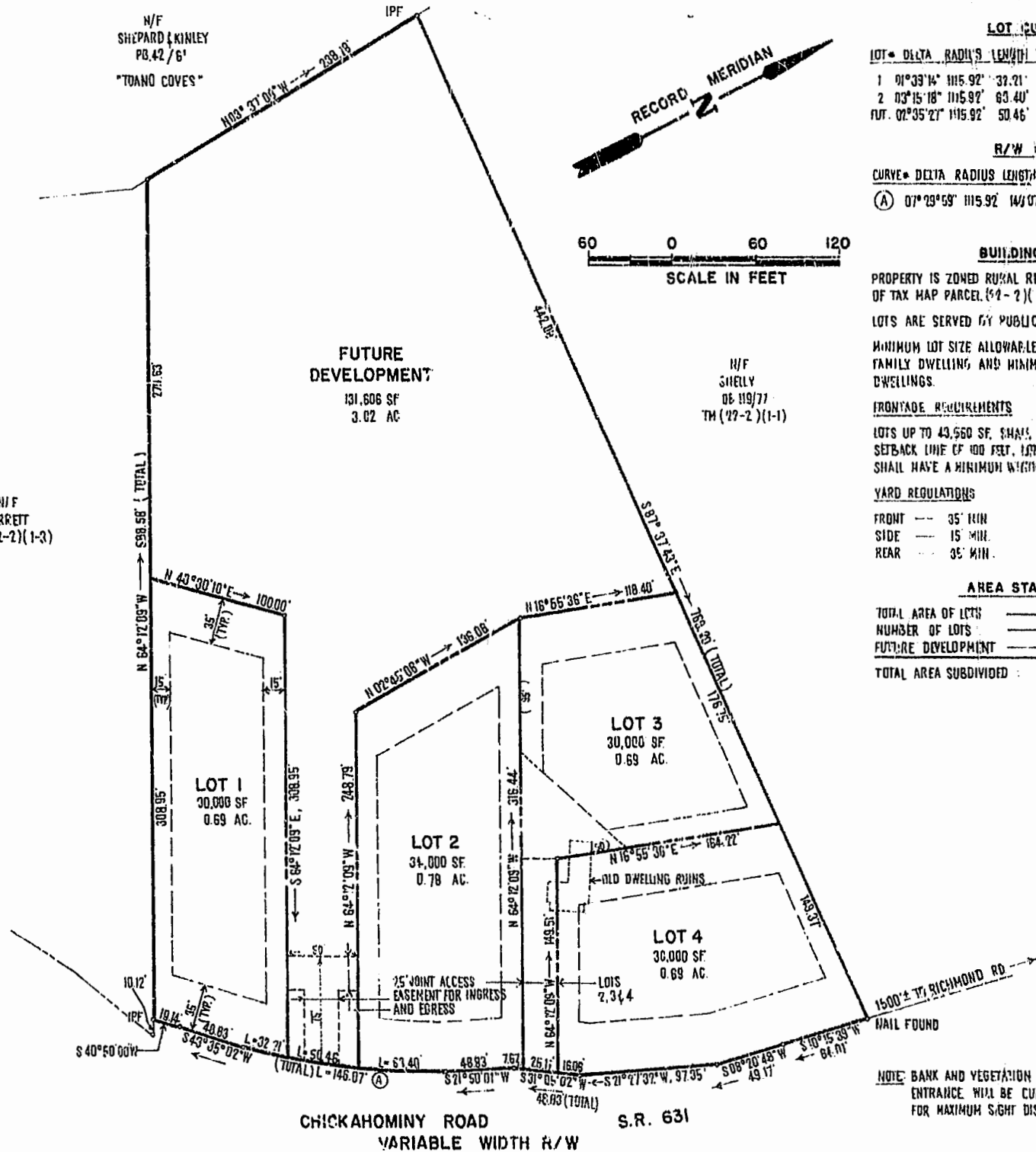
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE 5/20/93 VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE MAY 20, 1993 VIRGINIA DEPARTMENT OF HEALTH
 DATE 5/16/93 SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 19 DAY OF MAY, 1993. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 300, PAGE 45.
 TEST: BY *Charles S. Ward* CLERK

N/F GARRETT TH (12-2)(1-3)



LOT CURVE DATA

LOT #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	0°33'14"	1115.92'	32.21'	16.11'	37.21'	S 35°37'54"W
2	0°3'15'18"	1115.92'	63.40'	31.71'	63.39'	S 30°35'10"W
TOT.	0°2'35'27"	1115.92'	50.46'	25.43'	50.46'	S 33°30'33"W

R/W CURVE DATA

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
(A)	07°29'59"	1115.92'	140.07'	73.14'	145.85'	S 32°47'31"W

BUILDING RESTRICTIONS, R-0
 PROPERTY IS ZONED RURAL RESIDENTIAL DISTRICT, R-0 AND IS OF TAX MAP PARCEL (12-2)(1-2).
 LOTS ARE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
 MINIMUM LOT SIZE ALLOWABLE IS 30,000 SF FOR SINGLE FAMILY DWELLING AND MINIMUM 60,000 SF FOR TWO FAMILY DWELLINGS.
FRONTAGE REQUIREMENTS
 LOTS UP TO 40,000 SF SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET, LOTS OF 40,000 SF OR MORE SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 150 FEET.
YARD REGULATIONS
 FRONT --- 35' MIN.
 SIDE --- 15' MIN.
 REAR --- 35' MIN.

AREA STATISTICS

TOTAL AREA OF LOTS	124,000 SF	2.85 AC.
NUMBER OF LOTS	4	
FUTURE DEVELOPMENT	131,606 SF	3.02 AC.
TOTAL AREA SUBDIVIDED	255,606 SF	5.87 AC.

NOTE: BANK AND VEGETATION OBSCURING VIEW AT LOT 2, 3 & 4 ENTRANCE WILL BE CUT BACK AND CLEANED TO ALLOW FOR MAXIMUM SIGHT DISTANCE.

1 of 1

5117

DJO

DATE MARCH 18, 1993 DESIGNED B.M.B. DRAWN B.M.B. SCALE 1" = 60'

DB 7/402
 DB 354/133
 HWY PB 5/389-391

11:11 AM
 Recorded 1993 day of May 1993
 BY Charles S. Ward

SUBDIVISION OF JOHN L. BEESON PROPERTY

JAMES CITY COUNTY VIRGINIA