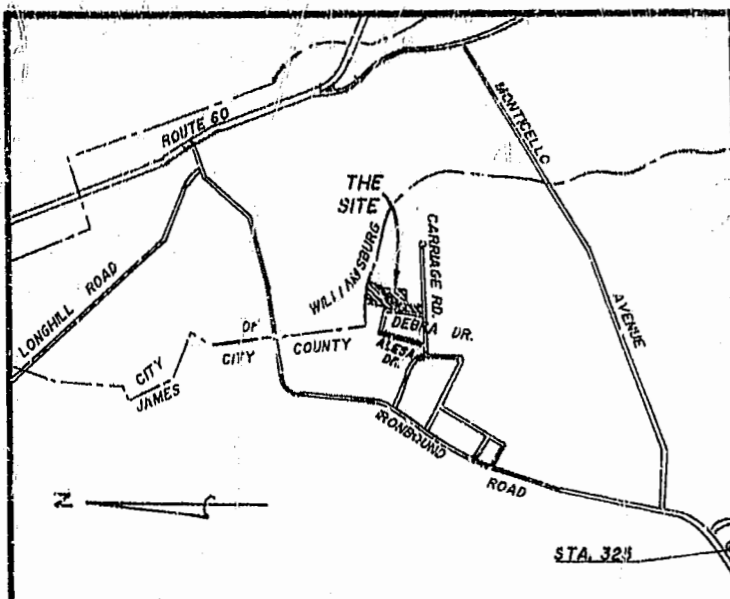
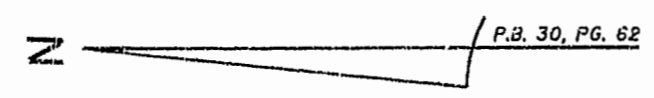


* VIRGINIA STATE PLANE COORDINATES TRANSFERRED BY FIELD TRAVERSE FROM JAMES CITY COUNTY GEODETIC CONTROL STATION NO. 325

NOTE:
THIS PROPERTY IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA.
THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN ON F.I.R.M. 510201 0035 B, DATED 2/6/91.



VICINITY MAP SCALE: 1" = 2000'



CURVE DATA TABLE

NO.	DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BRG.
1	101°58'34"	25.00'	30.86'	44.50'	38.85'	N35°02'47"W

OWNER'S CERTIFICATE

THIS SUBDIVISION OF LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.
[Signature] 1-19-95
SPENCER BUILDERS, INC. DATE

CERTIFICATE OF NOTARIZATION

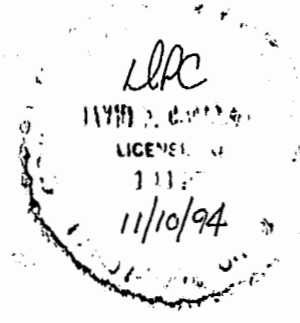
STATE OF VIRGINIA CITY / COUNTY OF Williamsburg
I, Sharon L. Dear, A NOTARY PUBLIC IN AND FOR THE CITY / COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY / COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 19th DAY OF January 1995
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 1/31/16

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF SPENCER BUILDERS, INC.
AND WAS ACQUIRED AS FOLLOWS:
FROM: TORSION INC.
BY DEED DATED DEC. 8, 1993 AND RECORDED IN DEED BOOK: 695 PAGE: 445

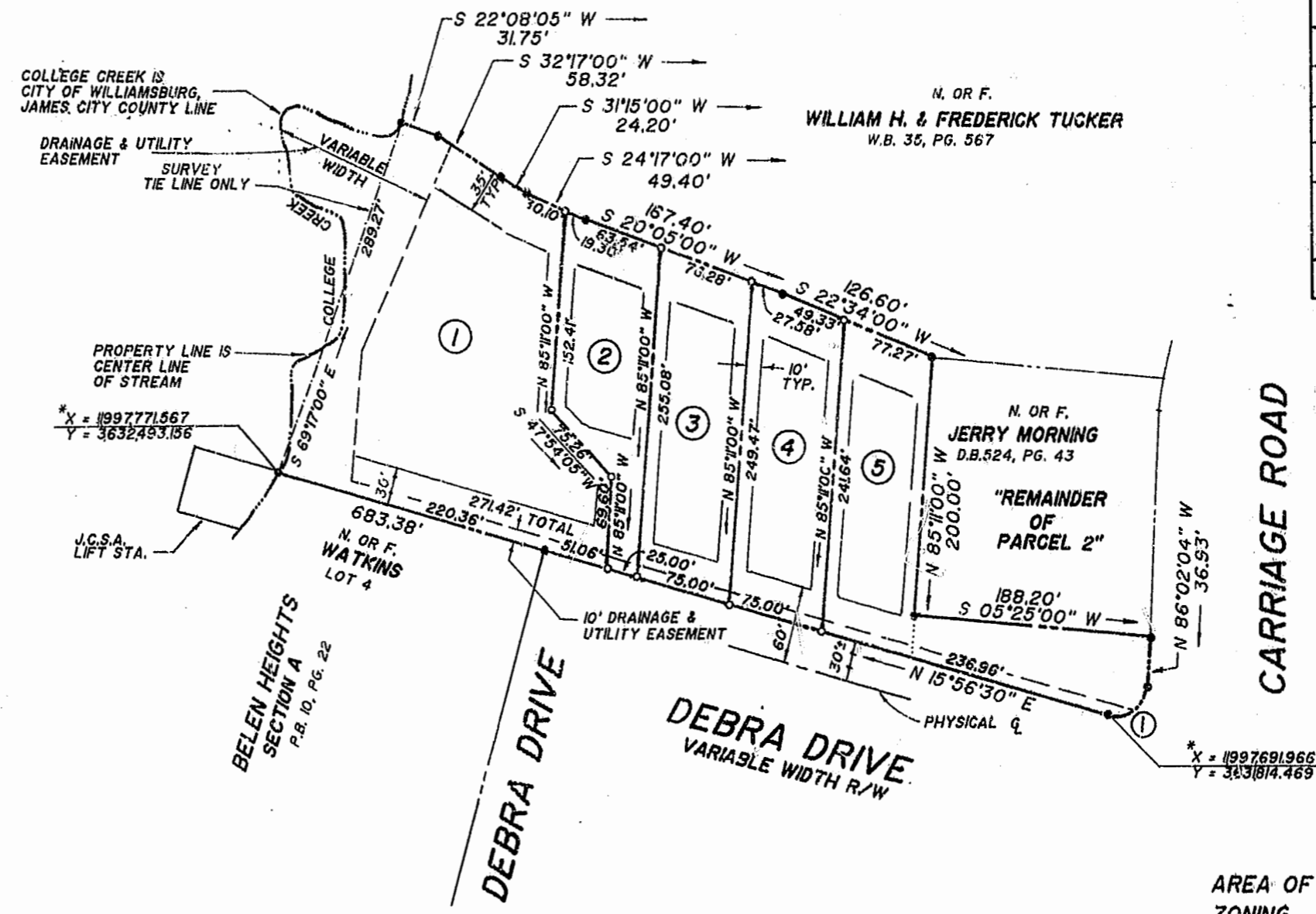
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT 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.
[Signature]
DAVID P. CAMPBELL, L.S. 1419B



CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS SUBDIVISION OF PART OF PARCEL 2 OF THE VICTOR PALMER ESTATE SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
DATE 1/10/95 *[Signature]* HIGHWAY DEPARTMENT
DATE 1/19/95 *[Signature]* HEALTH DEPARTMENT
DATE 1/20/95 *[Signature]* PLANNING DEPARTMENT



LOT AREAS	
LOT	AREA
1	58,675(s) s.f.
2	15,591 s.f.
3	18,565 s.f.
4	18,100 s.f.
5	26,889 s.f. (TOTAL AREA)
17,448 s.f. (BULDABLE AREA)	
TOTAL	137,620(s) s.f. - 3.1593(ac.)

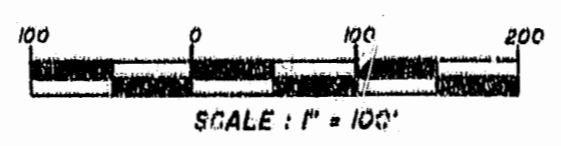
LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- IRON ROD FOUND
- IRON ROD SET

STATE OF VIRGINIA JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 1st DAY OF Jan 1995
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 60 PAGE 92

TESTE _____
BY _____ CLERK



AREA OF LOTS - 137,620(s) s.f. - 3.1593(ac.)
ZONING - R-2
J.C.C. TAX PARCEL - 39-11-50
PUBLIC WATER - J.C.S.A.
PUBLIC SEWER - J.C.S.A.
MINIMUM BUILDING SETBACK: FRONT = 60' (FROM PHYSICAL Q), SIDE = 10', REAR = 35'
REFERENCES: D.B. 686, PG. 445; P.B. 30, PG. 62; D.B. 204, PG. 436

SUBDIVISION OF PART OF PARCEL 2 OF THE VICTOR PALMER ESTATE SUBDIVISION JAMES CITY COUNTY, VIRGINIA

CAMPBELL LAND SURVEYING, INC.
7406 GEORGE WASHINGTON MEMORIAL HIGHWAY
GRAFTON, VIRGINIA 23692
890-0937
NOVEMBER 10, 1994

3:40 p.m.
Recorded 1st day of Feb 1995
D.B. No. 725 PAGE 10

