

NOW OR FORMERLY
RUBY G. JONES
DB 72, P. 238
TXMP No. =
(15-3 H-11)

NOW OR FORMERLY
**ROBT. W. Sr. & SHERRY
McKOWN**
DB 233, P. 432
TXMP No. =
(15-3 H-11A)

IPF AT BASE
OF 42" OAK

CERTIFICATE OF NOTARIZATION:

NEWPORT NEWS
STATE OF VIRGINIA: CITY-COUNTY OF JAMES CITY
DEBORAH J. WHITE 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 9TH DAY OF MARCH, 1995

MY COMMISSION EXPIRES: 10-31-98
Deborah J. White

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS
FENTON ESTATES IS WITH THE FREE CONSENT AND IN
ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS,
PROPRIETORS AND OR TRUSTEES.

Benjamin W. Fenton, Jr. Anne W. Fenton
BY: _____
TITLE: owners DATE: MARCH 9, 1995

CERTIFICATE OF APPROVAL:

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

VIRGINIA DEPARTMENT OF TRANSPORTATION
SIGNED: *[Signature]* DATE: 3-7-95

VIRGINIA DEPARTMENT OF HEALTH
SIGNED: *[Signature]* DATE: 3-6-95

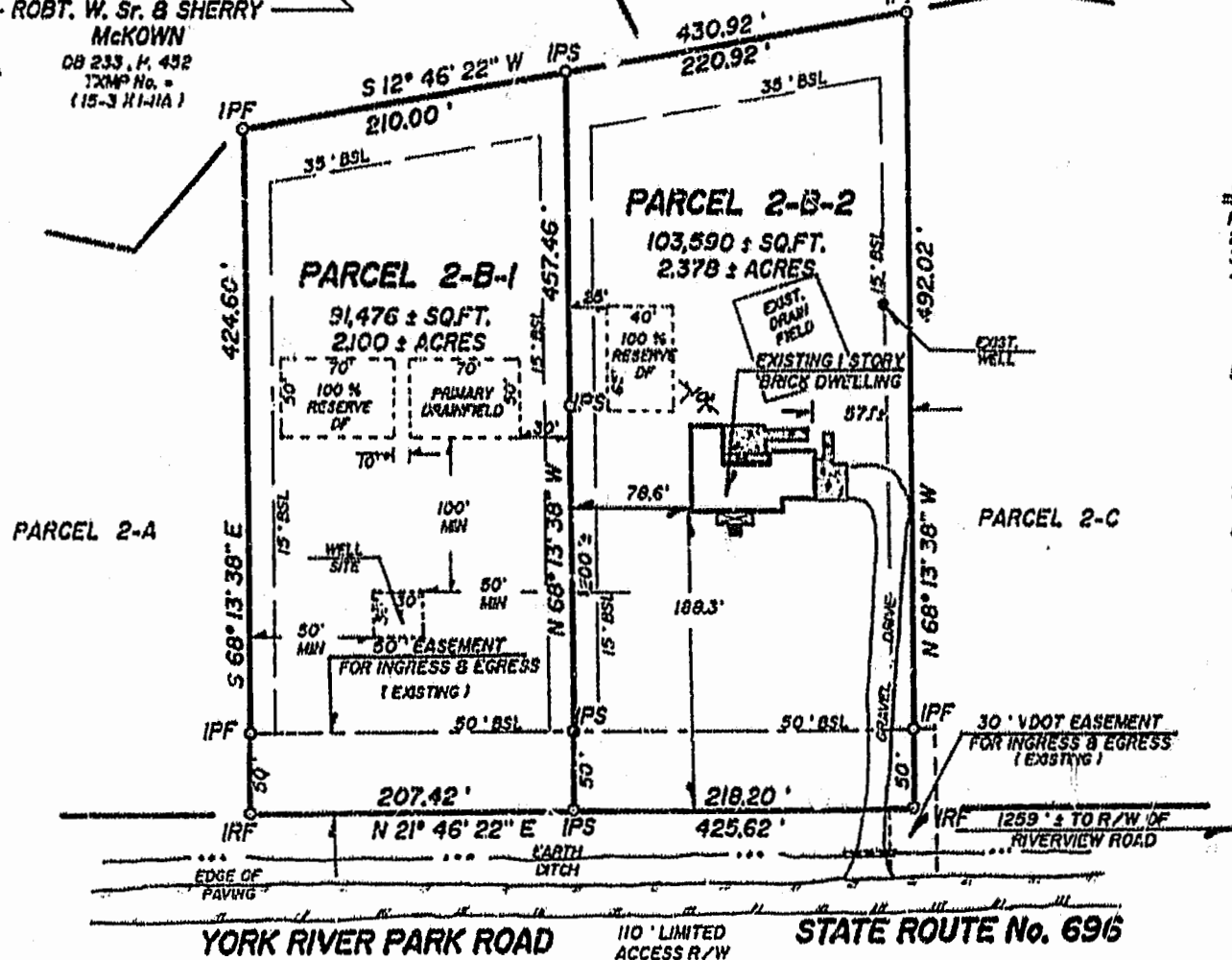
SUBDIVISION AGENT OF JAMES CITY COUNTY:
SIGNED: *[Signature]* DATE: 3/10/95

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: Jan 20, 1995 *[Signature]*

SPEARMAN & ASSOCIATES, P.C.
SURVEYORS AND PLANNERS
289 McLANS CIRCLE - WILLIAMSBURG, VA.
(804) 253-8720



- LEGEND:**
- IPF • IRON PIPE FOUND
 - IPS • IRON PIPE SET
 - IRF • IRON ROD FOUND
 - IRS • IRON ROD SET
 - CMF • CONCRETE MON. FND.
 - CMS • CONCRETE MON. SET
 - BSL • BLDG. SETBACK LINE
 - TXMP • TAXMAP



Recorded 21 day of March 1995
D.B. No. 1731; page 73
[Signature] Clerk

PLAT RECORDED IN
P.P. NO. 61 PAGE 31

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED
BY **BENJAMIN W. & ANNE FENTON, STEPHEN J. & HAZEL ROWELL ET AL.**
TO **BENJAMIN W. FENTON, JR. & ANNE W. FENTON**
BY DEED DATED JULY 25, 1985 AND RECORDED IN THE
OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE
COUNTY OF JAMES CITY IN DEED BOOK 279, PAGE 497.

FLOOD CERTIFICATION:

PROPERTY SHOWN HEREON IS IN SPECIAL FLOOD
HAZARD ZONE "X", (AREAS OUTSIDE OF THE 500 YEAR
FLOOD PLAIN), AS SHOWN ON COMMUNITY PANEL # 510
201 0020-B, AS PREPARED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY AND WITH AN
EFFECTIVE DATE OF FEBRUARY 06, 1991.

NOTES:

- 1.) PROPERTY ADDRESS: # 8374 YORK RIVER PARK ROAD
- 2.) TAX MAP # = (15-3 H-11D E)
- 3.) PROPERTY IS ZONED "A1" (GENERAL AGRICULTURAL 1)
- 4.) MINIMUM LOT SIZE = 2.0 ACRES.
(PROPERTY IS SUBDIVIDED IN ACCORDANCE WITH SECTION
20 - 214 (B) OF THE JAMES CITY COUNTY ZONING ORDINANCE.
ORIGINAL SUBDIVISION IS DATED MARCH 23, 1988, REVISED
APRIL 5, 1988 AND RECORDED IN PLAT BOOK 40, PAGE 71.)
- 5.) MINIMUM YARD REQUIREMENTS (SHOWN):
FRONT BSL = 50'
SIDE BSL = 15'
REAR BSL = 35'
- 6.) PARCEL IS NOT PRESENTLY SERVED BY PUBLIC WATER
AND SEWER.
- 7.) AREA SUBDIVIDED = 193,066 ± SQ.FT.
OR 4.478 ± ACRES.
- 8.) AVERAGE LOT SIZE = 97,833 ± SQ.FT.
2.239 ± ACRES.
- 9.) WELL AND DRAINFIELD SITES ARE SHOWN IN
ACCORDANCE WITH A SKETCH PREPARED BY DAVID
TILLER, SANITARIAN WITH THE VIRGINIA DEPT. OF
HEALTH AND SUPPLIED BY THE SUBDIVIDER.

PLAT OF SURVEY
FOR RE-SUBDIVISION OF

PARCEL 2-B, FENTON ESTATES

LOCATED
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 100'
DATE: JANUARY 20, 1995
REVISED: MARCH 2, 1995
(ADDED WELLS & DRAINFIELD SITES)
PREPARED FOR
BENJAMIN W. FENTON, JR. & ANNE W. FENTON
JO # 7052 - FB "F"