

SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HOLLIS C. ROSS AND JOSEPHINE ROSS TO VERNON ROSS BY DEEDS DATED MAY 4, 1990 AND JANUARY 10, 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 478, PAGES 549-550, AND IN DEED BOOK 616, PAGES 546-547.

CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

2-2-94 DATE Vernon Ross VERNON ROSS

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA

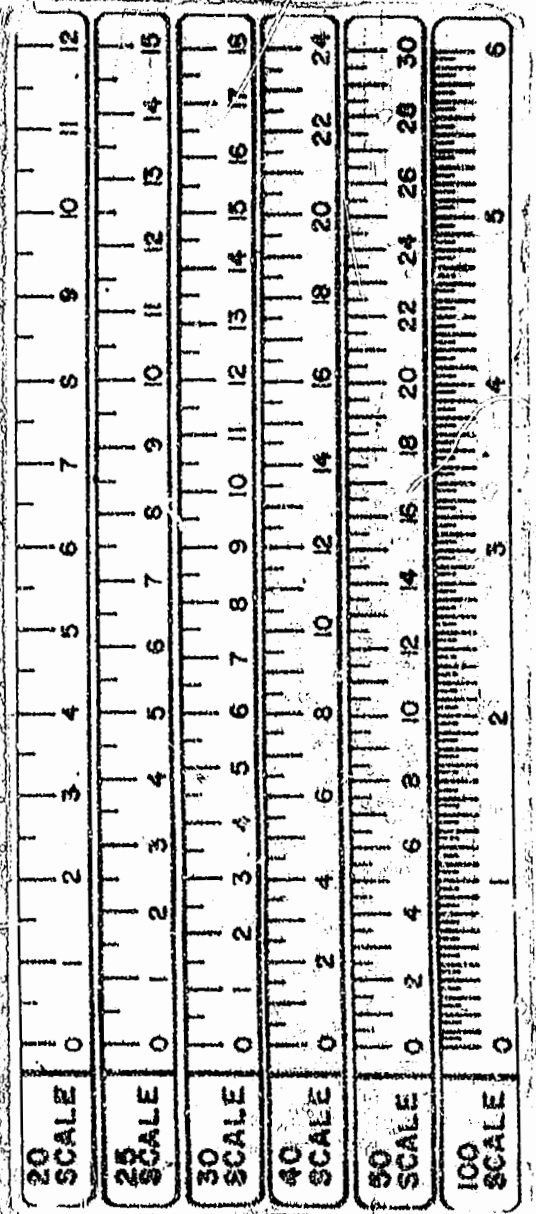
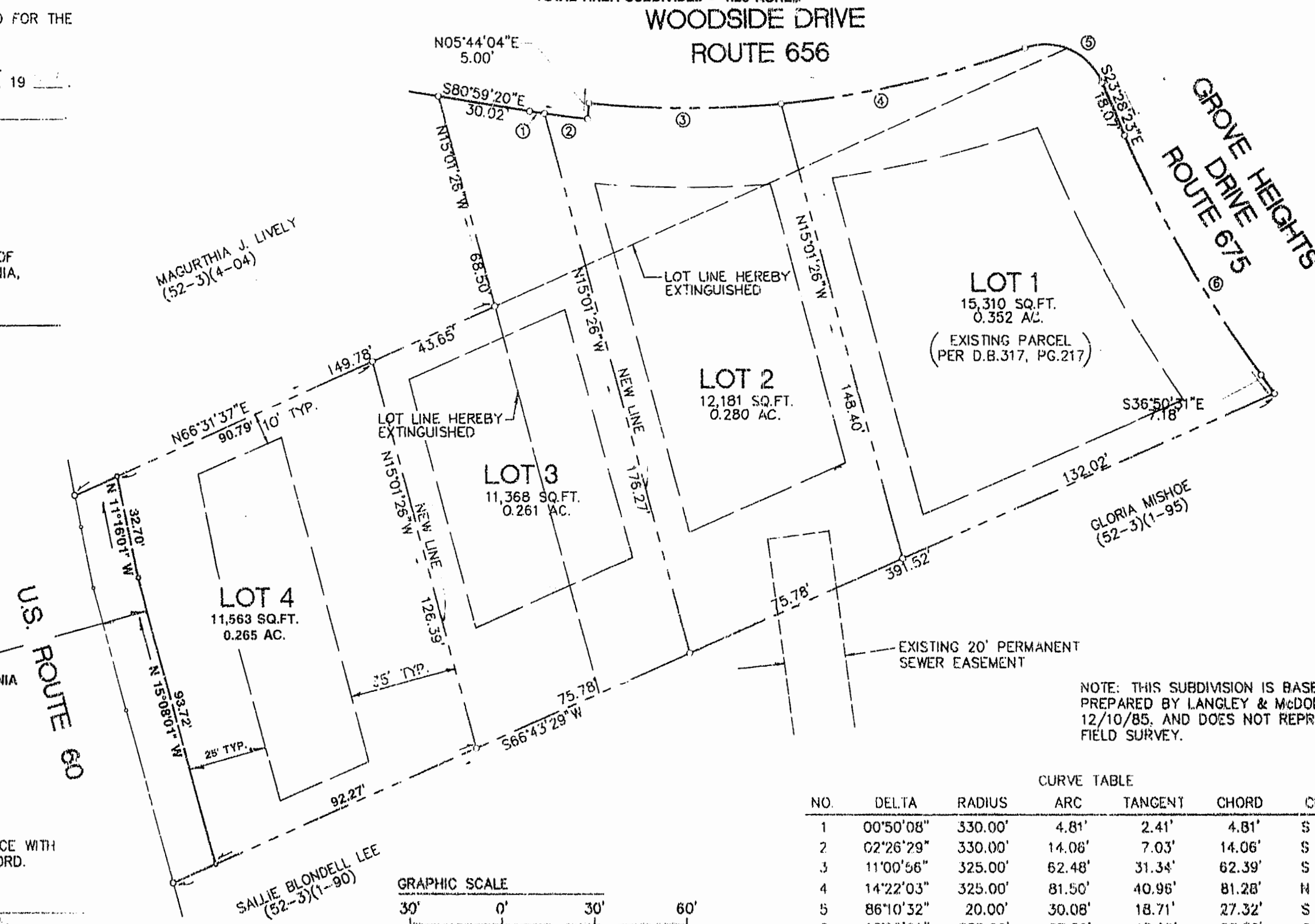
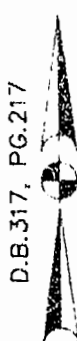
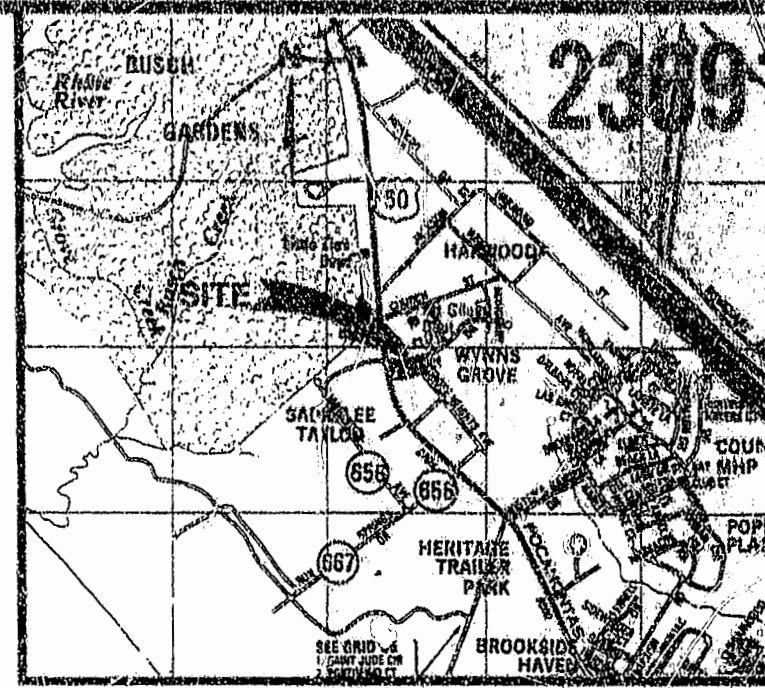
CITY/COUNTY OF James City
I, Mary J. Crocker, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 2-2-94 DAY OF February, 1994.
MY COMMISSION EXPIRES 2-2-96
Mary J. Crocker SIGNATURE

SURVEYOR'S STATEMENT

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.
2-2-94 DATE G.T. Wilson, Jr. G.T. WILSON, JR., C.L.S.

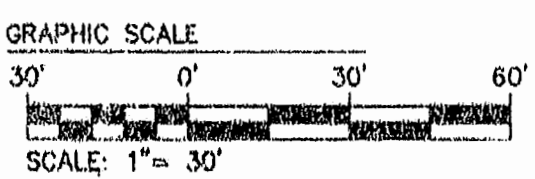
BUILDING RESTRICTIONS

PROPERTY IS ZONED GENERAL RESIDENTIAL DISTRICT, R-2. LOTS ARE SERVED BY PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.
MINIMUM LOT SIZE ALLOWABLE = 10,000 SQ.FT.
FRONTAGE REQUIREMENTS:
-- LOTS UP TO 20,000 SQ.FT. SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 75 FEET.
-- CORNER LOTS SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET
YARD REGULATIONS:
-- FRONT: 25 FEET
-- SIDE: 10 FEET
-- REAR: 35 FEET
THIS REPRESENTS ALL OF TAX PARCEL NUMBER (52-3)(4-5).
LARGEST LOT - NO. 1 - 15,310 S.F.
SMALLEST LOT - NO. 3 - 11,368 S.F.
TOTAL AREA OF LOTS = 1.156 ACRES
AREA OF VDOT DEDICATION = 0.044 ACRES
TOTAL AREA SUBDIVIDED = 1.20 ACRES



NOTE: THIS SUBDIVISION IS BASED ON PLAT PREPARED BY LANGLEY & McDONALD DATED 12/10/85, AND DOES NOT REPRESENT A CURRENT FIELD SURVEY.

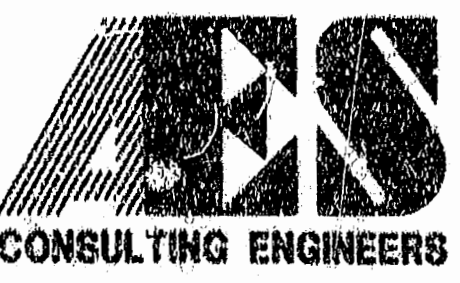
NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
1	00°50'08"	330.00'	4.81'	2.41'	4.81'	S 81°24'26" E
2	02°26'29"	330.00'	14.06'	7.03'	14.06'	S 83°02'42" E
3	11°00'56"	325.00'	62.48'	31.34'	62.39'	S 89°46'24" E
4	14°22'03"	325.00'	81.50'	40.96'	81.28'	N 77°32'07" E
5	86°10'32"	20.00'	30.08'	18.71'	27.32'	S 66°33'39" E
6	13°22'06"	375.00'	87.50'	43.95'	87.30'	S 30°07'26" E



CERTIFICATE OF APPROVAL

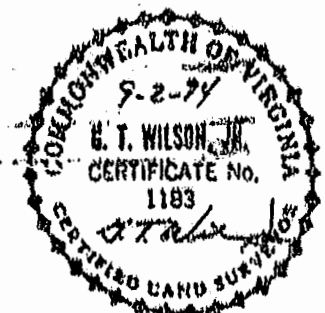
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
3/22/95 DATE [Signature] AGENT OF GOVERNING BODY
3/22/95 DATE [Signature] HIGHWAY DEPARTMENT

PLAT RECORDED IN P.B. NO. 66 PAGE 441



6248 Olds Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT BEING THE PROPERTY OWNED BY VERNON ROSS
ROBERTS' DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	3/95	REVISED LOT 4 PER VDOT	[Signature]

Designed	Drawn
AES	MLP
Scale	Date
1"=30'	8/31/94
Project No. 7983	
Drawing No. Sht. 1 of 1	