

VICINITY MAP

**SOURCE OF TITLE:**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY L. WALLACE SINK, ADMINISTRATOR C.T.A. OF THE ESTATE OF DAVID W. HARE TO J. FERGUSON AND SONS, INC. AND MARY WARE FERGUSON BY DEED DATED DECEMBER 8, 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 639, PAGE 332.

**NOTES:**

- 1) PROPERTY IS ZONED A1.
- 2) PROPERTY IS 20% AD.
- 3) TOTAL AREA IN SUBDIVISION = 73.97 ACRES ±
- AREA IN LOTS = 323,555.22 S.F. OR 12.02 ACRES.
- AREA IN RESIDUE = 61.95 ACRES ±
- 4) MINIMUM LOT SIZE = 3.00 ACRES.
- 5) TOTAL NUMBER OF LOTS = 4.
- 6) AVERAGE LOT SIZE = 3.01 ACRES.
- 7) MINIMUM LOT WIDTH AT FRONT B.S.L. = 200'.
- 8) MINIMUM BUILDING SETBACKS:
  - 75' - FRONT
  - 35' - REAR
  - 15' - SIDE
- 9) LOTS TO BE SERVED BY PRIVATE WELLS AND DRAINFIELDS.

**OWNER'S CERTIFICATE:**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS GROVE HILL ESTATES, SECTION I IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

11-1-94 Joseph Ware Ferguson PRES.  
DATE J. FERGUSON AND SONS, INC.  
11-1-94 Mary Ware Ferguson  
DATE MARY WARE FERGUSON

STATE OF VIRGINIA  
CITY/COUNTY OF JAMES CITY COUNTY

Tyler Brooks 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 HAND THIS 1<sup>st</sup> DAY OF November, 1994

MY COMMISSION EXPIRES 10/31/96  
NOTARY Tyler Brooks

**CERTIFICATE OF APPROVAL:**

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

Nov. 1, 1994 Michael D. Taylor  
DATE VIRGINIA DEPT. OF TRANSPORTATION  
Nov. 1, 1994 Colin A. Lee  
DATE VIRGINIA DEPT. OF HEALTH  
11/15/94 [Signature]  
DATE SUBDIVISION AGENCY OF JAMES CITY COUNTY

**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.

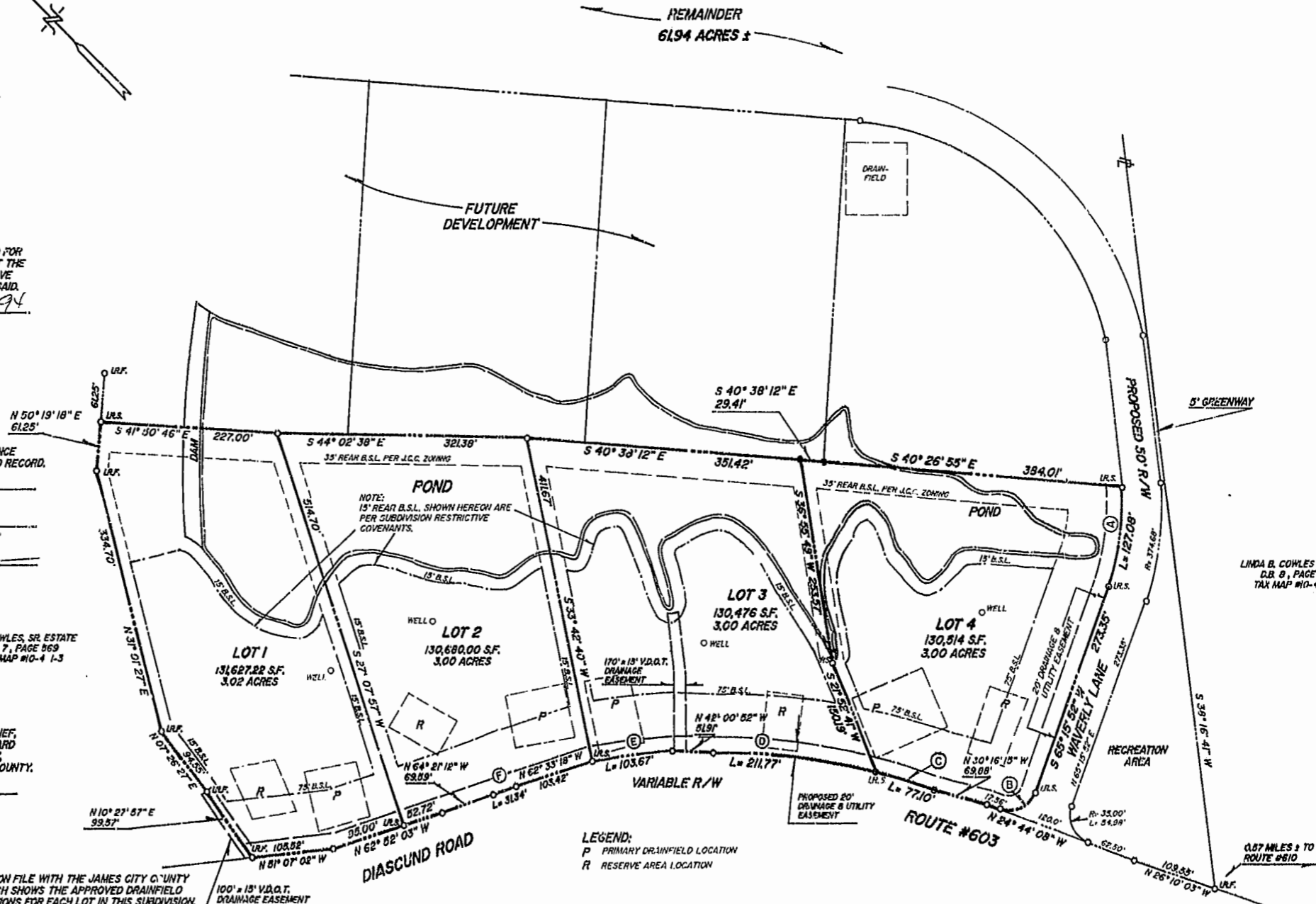
5/15/94 Dean E. Raynes  
DATE DEAN E. RAYNES

NOTE: A COPY OF THIS PLAT IS ON FILE WITH THE JAMES CITY COUNTY HEALTH DEPARTMENT WHICH SHOWS THE APPROVED DRAINFIELD AND RESERVE AREA LOCATIONS FOR EACH LOT IN THIS SUBDIVISION.

DRAINFIELD LOCATIONS SHOWN HEREON ARE PER SOIL TESTS PERFORMED BY ANN L. RUFF SOIL SCIENTIST.



PREPARED BY  
H. L. S. LAND SURVEYING  
18000 RIVER BEND TRAIL  
LANEXA, VIRGINIA 23089  
(804) 66-7017



LEGEND:  
P PRIMARY DRAINFIELD LOCATION  
R RESERVE AREA LOCATION

PLAT RECORDED IN  
P.D. NO. 101 PAGE 106

CURVE DATA					
A	B	C	D	E	F
Δ = 22° 25' 30"	Δ = 90° 00' 00"	Δ = 05° 14' 13"	Δ = 14° 23' 04"	Δ = 07° 00' 00"	Δ = 02° 07' 43"
R = 324.68'	R = 35.00'	R = 043.51'	R = 943.31'	R = 846.81'	R = 843.61'
L = 127.08'	L = 94.98'	L = 77.10'	L = 211.77'	L = 103.67'	L = 31.34'
C = 126.27'	C = 49.50'	C = 77.07'	C = 211.21'	C = 103.60'	C = 31.34'
CB = S 54° 03' 07" W	CB = N 69° 44' 08" W	CB = N 28° 47' 10" W	CB = N 38° 35' 48" W	CB = N 52° 47' 20" W	CB = N 64° 21' 12" W

12:08 p.m.  
RECORDED  
15  
1994

SUBDIVISION PLAT  
ON PROPERTY TO BE KNOWN AS  
SECTION I  
GROVE HILL ESTATES  
LOCATED STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 100' DATE: MARCH 21, 1994  
REV'D: AUGUST 22, 1994

REV'D: JAN. 10, 1995 REV'D: OCTOBER 20, 1994  
J.O. # 33.9 F.B. # F REV'D: NOVEMBER 9, 1994  
REV'D: NOVEMBER 14, 1994

