

VICINITY MAP

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH BEARING
C-1	324.68	12.93'	21.06'	4°33'42"	17°30'43"	25.84'	N 40°33'32"E
C-2	342.87'	202.64'	472.75'	79°00'00"	16°42'39"	436.10'	N 01°13'19"W
C-3	60.00'	24.70'	47.02'	44°54'02"	85°29'35"	45.83'	N 63°10'20"W
C-4	60.00'	47.50'	80.45'	76°48'40"	95°29'35"	74.56'	N 47°12'31"W
C-5	60.00'	18.03'	35.03'	33°26'54"	95°29'35"	34.63'	N 07°55'46"E
C-6	60.00'	13.10'	25.79'	24°37'30"	95°29'35"	25.59'	N 36°57'57"E
C-7	80.00'	144.50'	141.27'	139°54'42"	95°29'35"	110.83'	S 63°16'16"E
C-8	60.00'	24.70'	47.02'	44°54'02"	95°29'35"	45.83'	S 18°16'18"E
C-9	35.00'	35.00'	54.90'	90°00'00"	163°42'00"	49.50'	S 85°43'19"W
C-10	37.42'	67.89'	134.33'	30°28'47"	15°31'18"	133.62'	N 30°03'17"E
C-11	35.00'	35.00'	54.90'	90°00'00"	163°42'00"	49.50'	N 04°18'41"E
C-12	392.87'	28.97'	57.84'	8°28'08"	14°35'02"	57.79'	N 36°10'15"W
C-13	392.87'	277.99'	493.05'	70°33'54"	14°35'02"	453.05'	N 00°59'44"E
C-14	374.68'	89.91'	176.47'	26°59'11"	15°17'31"	174.85'	N 51°46'16"E
C-15	35.00'	35.00'	54.90'	90°00'00"	163°42'00"	49.50'	N 20°15'52"E
C-16	35.00'	35.00'	54.90'	90°00'00"	163°42'00"	49.50'	N 69°44'00"W

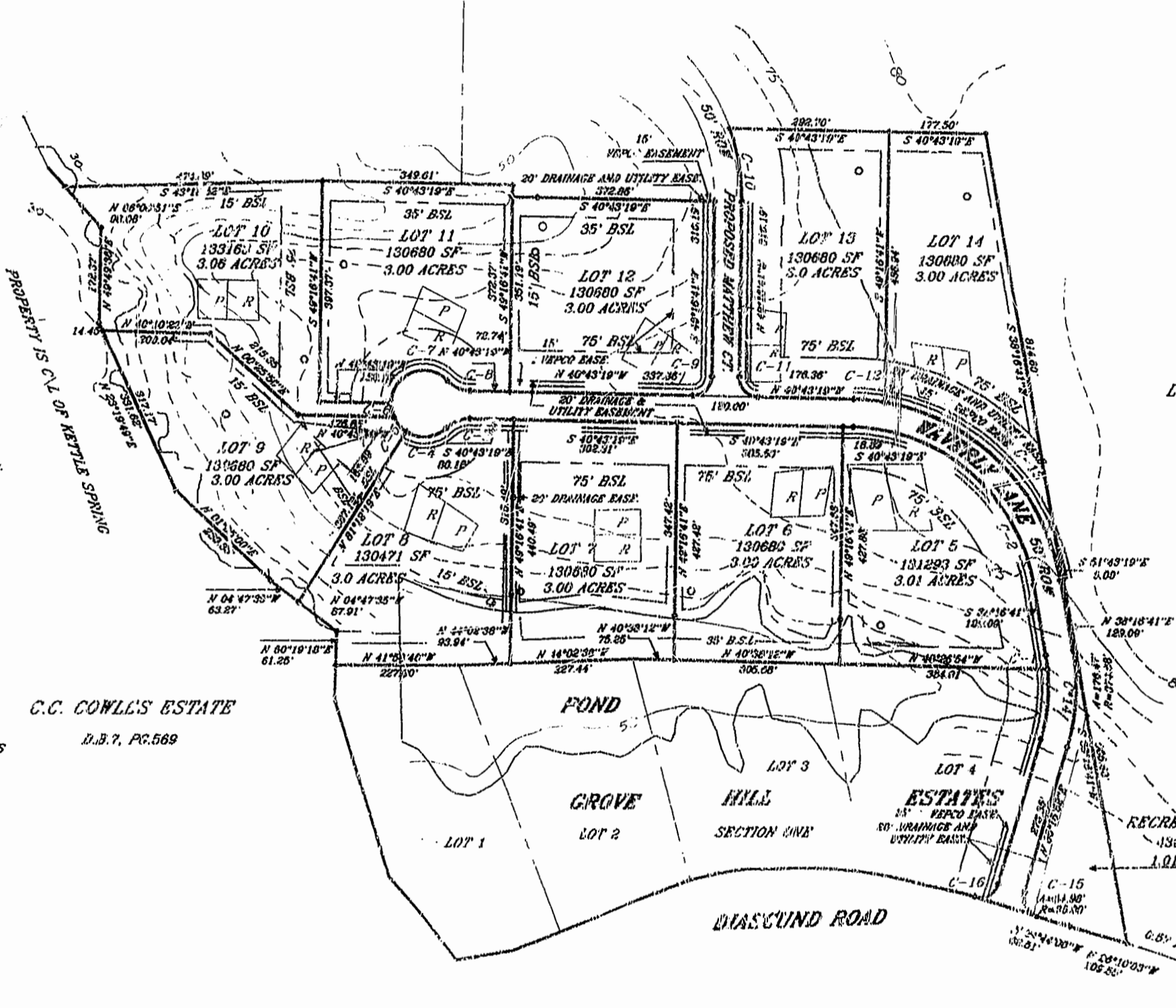
SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAN WAS CONVEYED BY L. WALLACE SMITH ADMINISTRATOR (ET AL) OF THE ESTATE OF DAVID W. WIRE TO J. FERGUSON AND SONS, INC AND MARY ANN FERGUSON IN DEED MAP # 1028688 D. 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 660, PAGE 362.

NOTES:

- 1) PROPERTY IS A PORTION OF TAX MAP 5(10-4) (1-4)
- 2) PROPERTY IS ZONED R1
- 3) TOTAL AREA IN SUBDIVISION = 61.85 ACRES
- 4) AREA IN LOTS = 130680 SF OR 3.00 ACRES
- 5) AREA IN RECREATION AREA = 13931 SF OR 1.01 ACRES
- 6) AREA IN ROADS = 104107 SF OR 2.39 ACRES
- 7) AREA IN RESERVE = 24.48 ACRES
- 8) TOTAL NUMBER OF LOTS = 10
- 9) DRIVEWAY LOT SIZE = 3.01 ACRES
- 10) MINIMUM LOT SIZE = 3.0 ACRES
- 11) MINIMUM LOT WIDTH AT FRONT B.S.L. = 200'
- 12) MINIMUM BUILDING SETBACKS:
  - 15' FRONT
  - 35' REAR
  - 15' SIDE
- 13) PLOTS TO BE SERVED BY PRIVATE WELLS AND DRAINFIELDS
- 14) ROADWAYS TO BE DEDICATED TO PUBLIC USE

FUTURE DEVELOPMENT



OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS KNOWN AS GROVE HILL ESTATES, SECTION TWO IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES, ROADWAYS TO BE DEDICATED TO PUBLIC USE.

DATE: 4/12/95  
 J. FERGUSON AND SONS, INC.  
 DATE: 4/12/95  
 MARY ANN FERGUSON

NOTARY:  
 STATE OF VIRGINIA

City/County of James City, Virginia  
 I, G. Tyler Bunker, 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 12th day of April, 1995.

Signed: *G. Tyler Bunker*  
 My commission expires: 10/31/96

CERTIFICATE OF APPROVAL:

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

DATE: 4/12/95  
 D. W. M. [Signature]  
 DATE: 4/12/95  
 C. L. [Signature]  
 DATE: 5/17/95  
 SUBDIVISION AGENT OF JAMES CITY CO.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE LAYING OUT OF SUBDIVISIONS WITHIN THE COUNTY.

DATE: 3/8/95  
 DEAN B. KAPLAN C. 1633

C.C. COWLES ESTATE  
 D.B. 7, PG. 569

LINDA B. COWLES ESTATE  
 D.B. 8, PG. 311

NOTE: A COPY OF THIS PLAN 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 HERON ARSENER SOIL TESTS PERFORMED BY ANN L. RUPP SOIL SCIENTIST.

LEGEND:  
 P PRIMARY DRAINFIELD LOCATION  
 R RESERVE AREA LOCATION  
 O WELL

SUBDIVISION PLAN ON PROPERTY KNOWN AS SECTION TWO GROVE HILL ESTATES STUNBHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA SCALE: 1"=200' DATE: 1/18/95 J.N. 3389

PLAY RECORDED IN P.B. NO. 61 PAGE 588

Recorded 12th day of May, 1995  
 B.B. No. 9720 pages 859

HIS LAND SURVEYING, INC.  
 15500 RIVER BEND TRAIL  
 LANEXA, VIRGINIA 23089  
 (804) 962-7017

