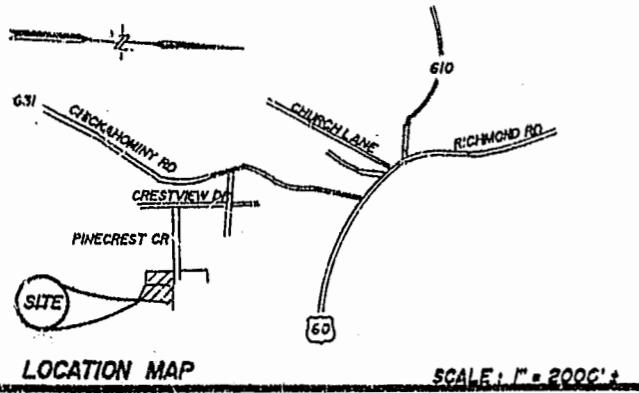


**CERTIFICATE OF SOURCE OF TITLE:**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY: NANCY G. & CHARLES J. BROWN TO: COUNTY OF JAMES CITY BY ORDER DATED JAN 7, 1991 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 499, PAGE B29.

**DEVELOPMENT NOTES:**

- 1.) PROPERTY ADDRESSES: #S 3320 & 3324 PINECREST CIRCLE
- 2.) TAX MAP #S = LOT 38 = (22-2)(7-38) LOT 39 = (22-2)(7-39)
- 3.) PROPERTY IS ZONED "R-2" (GENERAL RESIDENTIAL).
- 4.) MINIMUM LOT SIZE = NONE.
- 5.) MINIMUM YARD REQUIREMENTS:  
FRONT BSL = 10'  
SIDE BSL = NONE  
REAR BSL = NONE
- 6.) PARCELS ARE PRESENTLY SERVED BY PUBLIC WATER AND BY PUBLIC SEWER.
- 7.) AREA SUBDIVID = 11,483 ± SQ. FT. OR 0.264 ± ACRE
- 8.) AVERAGE LOT SIZE = 5,741 ± SQ. FT. OR 0.132 ± ACRE



**CERTIFICATE OF NOTARIZATION:**

STATE OF VIRGINIA, CITY-COUNTY OF JAMES CITY  
 VIC. P. ANN S. BRIDG 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 29 DAY OF MARCH, 1995  
 MY COMMISSION EXPIRES: March 31, 1996  
Roger D. Spearman

**OWNER'S CERTIFICATE:**

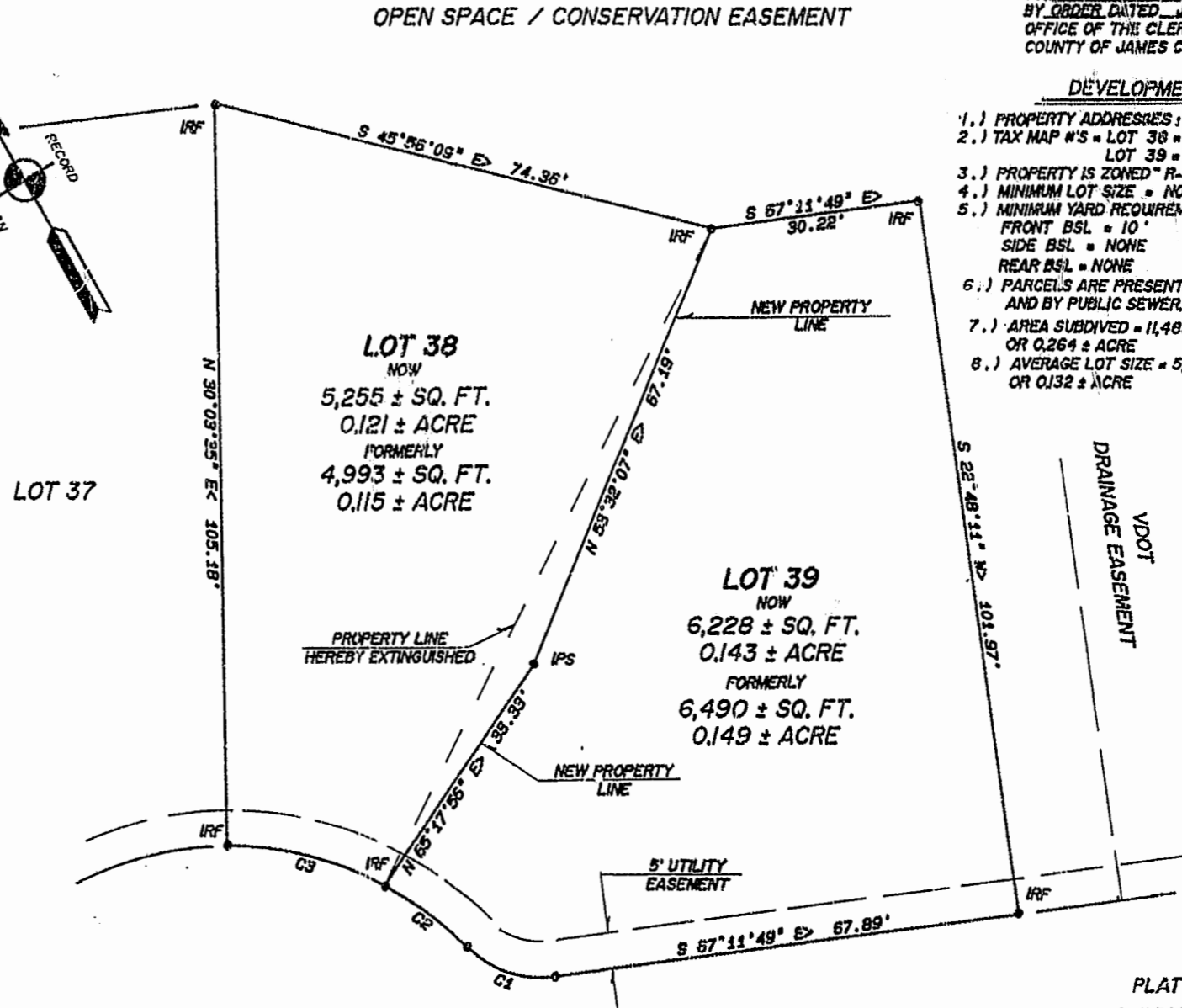
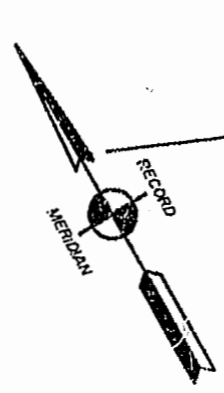
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS Trano Trace IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.  
County of James City, Virginia  
 BY: [Signature]  
 TITLE: County Administrator DATE: 3/29/95

**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: N/A DATE: \_\_\_\_\_  
 VIRGINIA DEPARTMENT OF HEALTH:  
 SIGNED: N/A DATE: \_\_\_\_\_  
 SUBDIVISION AGENT OF JAMES CITY COUNTY:  
 SIGNED: [Signature] DATE: 4/6/95

**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: 3-15-95 Roger D. Spearman



12:49pm  
 Recorded 14 day of June 1995  
 Bk No 741 pages 629  
Debra Shaud Clerk

**CURVE DATA**

C1	C2	C3
Δ = 52° 01' 07"	Δ = 17° 01' 12"	Δ = 27° 44' 11"
R = 15.00'	R = 50.00'	R = 50.00'
L = 13.62'	L = 14.85'	L = 24.21'
T = 7.32'	T = 7.48'	T = 12.34'
C = 13.16'	C = 14.80'	C = 23.97'
CB = N 41° 10' 15" W	CB = N 23° 41' 45" W	CB = N 46° 04' 28" W



**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

**SPEARMAN & ASSOCIATES, P.C.**  
 SURVEYORS AND PLANNERS  
 489 McLaws Circle - Williamsburg, VA.  
 (804) 253-8720



PLAT OF SURVEY TO ACCOMPANY  
 A BOUNDARY LINE ADJUSTMENT  
 ON  
**LOT 38 & LOT 39**  
**TRANO TRACE SUBDIVISION**  
 LOCATED  
 JAMES CITY COUNTY, VIRGINIA  
 SCALE: 1" = 20' DATE: MARCH, 1995  
 PREPARED FOR  
 JAMES CITY COUNTY DEPT. OF  
 COMMUNITY SERVICES

PLAT RECORDED IN  
 P.B. NO. 602, PAGE 4