

GENERAL CERTIFICATE

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

8-4-95
DATE NAME

DATE NAME

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C. LEWIS WALTERS ET AL TO FERNBROOK ASSOCIATES DATED APRIL 27, 1994 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 622, PAGE 138.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Jim S. Bowman
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 4th DAY OF August, 1995. MY COMMISSION EXPIRES September 30, 1998.
G. T. Wilson, Jr. C.L.S.

ENGINEER OR SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLES 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.

8-4-95
DATE G. T. WILSON, JR. C.L.S.

CERTIFICATE SOURCE OF TITLE - LOTS 32,33,34

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DAVID M. (ANNE F. MURRAY) TO STANLEY J. (PATRICIA W. DYKSTRA) AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 262, PAGE 402 AND DEED BOOK 683, PAGE 138 DATED APRIL, 1994.

OWNER'S CERTIFICATE - LOTS 32,33,34

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

11 August 1995
DATE NAME

August 11, 1995
DATE NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF York, Ruth D. Busin
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 11th DAY OF August, 1995. MY COMMISSION EXPIRES April 30th, 1998.
G. T. Wilson, Jr. C.L.S.

NOTE: STREETS ARE HEREBY DEDICATED FOR PUBLIC USE

CERTIFICATE OF APPROVAL

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

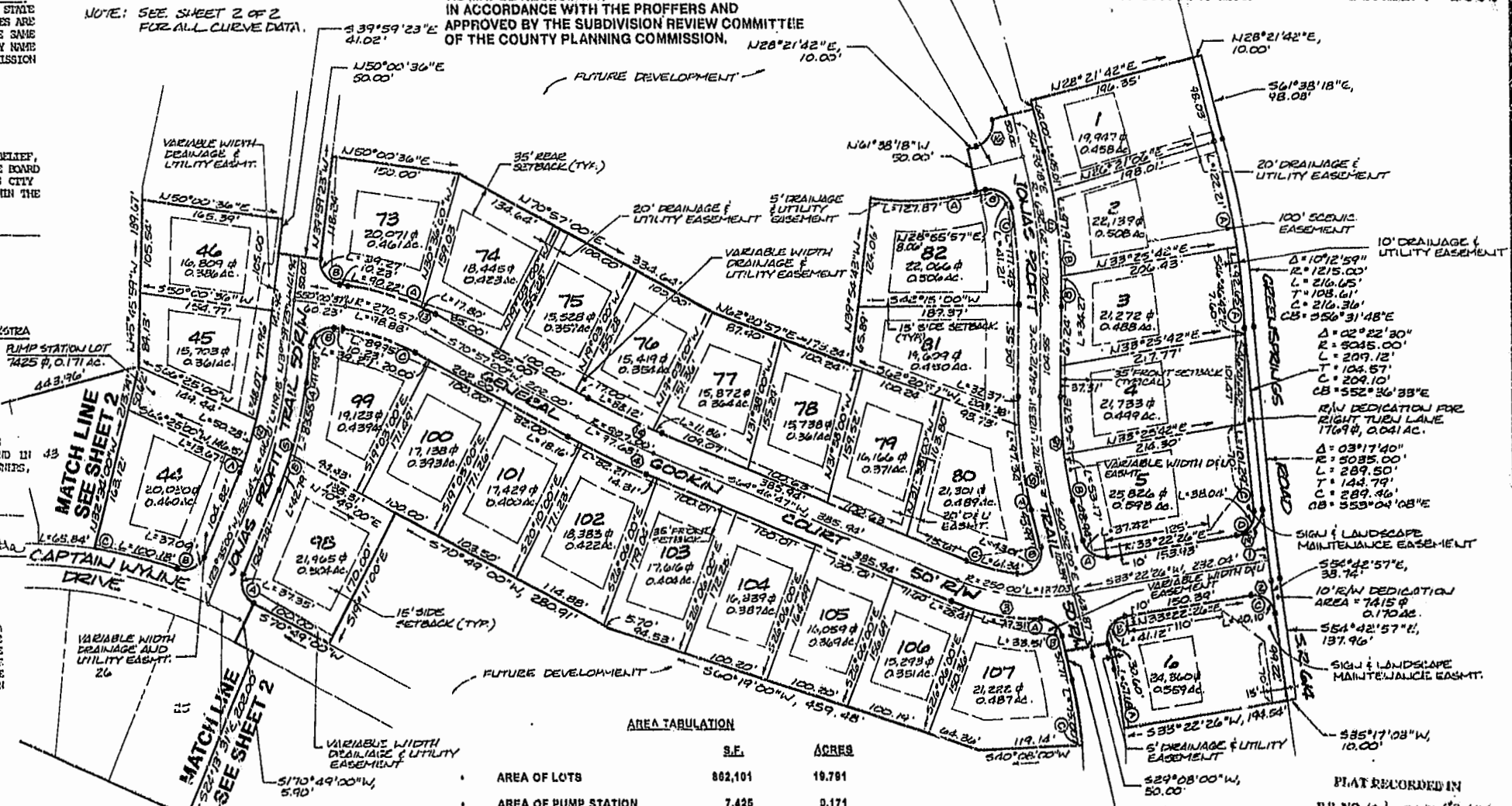
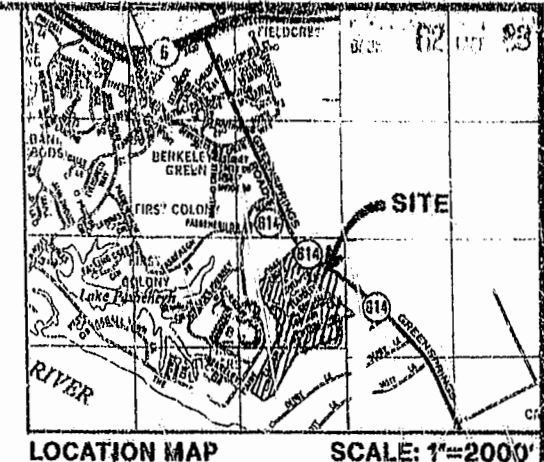
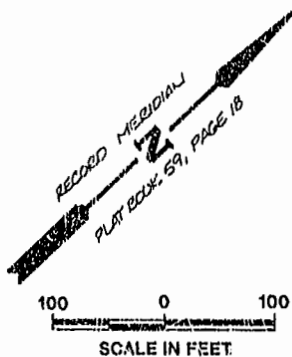
8/9/95
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

8/11/95
DATE VIRGINIA DEPARTMENT OF HEALTH

9/27/95
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

NOTES:

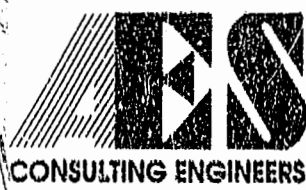
1. SITE IS NOTED AS JAMES CITY COUNTY TAX PARCEL (46-3)(1-1A) AND A PORTION OF (46-3)(1-1C).
2. SITE IS ZONED R-1 LIMITED RESIDENTIAL.
3. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
4. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
5. BUILDING SETBACK REQUIREMENTS:
FRONT: 35'
SIDE: 15'
REAR: 35'
6. MINIMUM LOT WIDTH
LOTS UP TO 43,560 S.F. - 100' WIDE AT SETBACK
LOTS OVER 43,560 S.F. - 150' WIDE AT SETBACK
MINIMUM LOT SIZE - 15,000 S.F.
7. EXISTING TREES AND VEGETATION WITHIN THE 100' SCENIC EASEMENT SHALL REMAIN IN THEIR NATURAL STATE. HOWEVER, THE OWNER SHALL HAVE THE RIGHT TO INSTALL AND CONSTRUCT THRU SAID SCENIC EASEMENT SUCH ROAD, DRIVEWAYS, UTILITIES AND ENTRANCE SIGNS, AS MAY BE NECESSARY, IN ACCORDANCE WITH THE PROFFERS AND APPROVED BY THE SUBDIVISION REVIEW COMMITTEE OF THE COUNTY PLANNING COMMISSION.



AREA TABULATION

	S.F.	ACRES
AREA OF LOTS	882,101	19.781
AREA OF PUMP STATION	7,425	0.171
AREA OF RW DEDICATION ALONG GREENSPRINGS ROAD	7,416	0.170
AREA OF RW DEDICATION FOR RIGHT TURN LANE	1,789	0.041
AREA OF RW DEDICATION FOR PUBLIC STREET PURPOSES	187,067	4.204
TOTAL AREA SUBDIVIDED	1,086,777	24.467

NUMBER OF LOTS	48
LARGEST LOT (#6)	25,826 0.593
SMALLEST LOTS (#37 & 38)	15,000 0.344
AVERAGE LOT SIZE	17,980 0.412
LOT YIELD PER GROSS ACRE	1.96 LOTS/GROSS ACRE



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

PLAT OF SUBDIVISION
FERNBROOK
PHASE I
LOTS 1-6, 25-46, 73-82, & 98-107
OWNER/DEVELOPER: FERNBROOK ASSOCIATES, L.L.C. AND STANLEY J. & PATRICIA W. DYKSTRA
JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

DATE: 8/9/95
DRAWN BY: RIMJ
SCALE: 1"=100'
DATE: JULY 31, 1995
PROJECT NO.: 6877
DRAWING NO.: 1 of 2