

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

✓ David W. Tobler 9-28-95
 NAME DATE
 ✓ Claudia P. Tobler 9-28-95
 NAME DATE

STATE OF VIRGINIA, TO WIT

Suzanne B. Hickman A NOTARY PUBLIC IN AND FOR THE CITY OF WILLIAMSBURG DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 29th DAY OF September, 1995.

Suzanne B. Hickman
 NOTARY PUBLIC
 Commissioned as

MY COMMISSION EXPIRES: 8/31/96 Suzanne B. Hickman

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION WAS CONVEYED FROM OPAL N. MCCORMICK QUINISBERRY BY WILL DATED JANUARY 30, 1985 IN WILL BOOK 37, PAGE 89 TO DAVID W. TOBLER AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

SURVEYOR'S STATEMENT

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

G. T. Wilson, Jr. 9-8-95
 G.T. WILSON, JR., C.L.S. DATE
 LICENSE NO. 1183

CERTIFICATE OF APPROVAL

St. Mary 760 13 1995
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

William L. Jordan Nov. 8, 1995
 VIRGINIA DEPARTMENT OF HEALTH DATE

[Signature] 12/14/95
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA
 COUNTY OF JAMES CITY

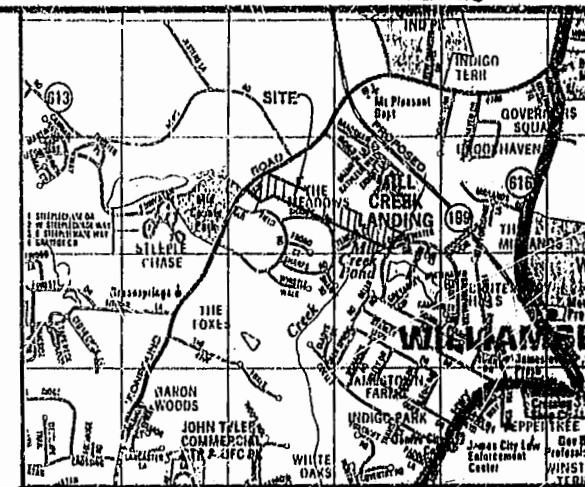
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 23 DAY OF Dec, 1995, THIS MAP PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

TESTE: Helene S. Ward CLERK

BY: David W. Tobler

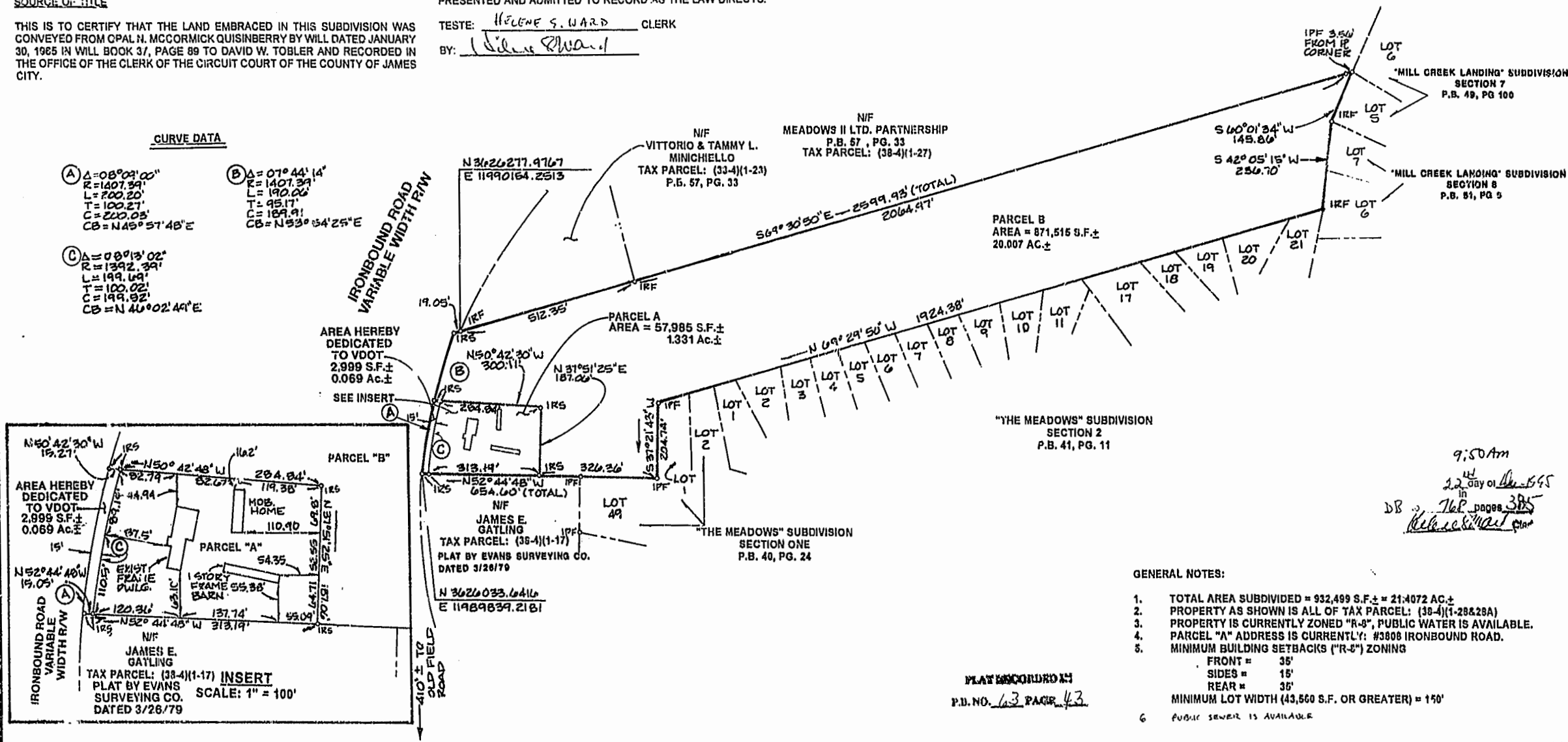
200 0 200
 SCALE IN FEET

BASED ON J.C.C. GEODETIC MERIDIAN
 JAMES CITY COUNTY
 GEODETIC CONTROL MERIDIAN
 MON. STA. 322



CURVE DATA

- (A) Δ = 08°02'00"
 R = 1407.39'
 L = 200.20'
 T = 100.27'
 C = 220.05'
 CB = N49°57'48"E
- (B) Δ = 07°44'14"
 R = 1407.39'
 L = 190.06'
 T = 95.17'
 C = 189.91'
 CB = N53°54'25"E
- (C) Δ = 08°13'02"
 R = 1392.39'
 L = 199.69'
 T = 100.02'
 C = 199.92'
 CB = N40°02'44"E

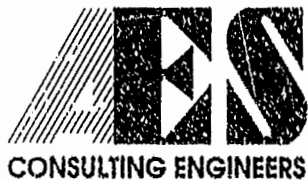


9:50 Am
 22 day of Dec 1995
 DB 76P pages 385
 Release/Signat

GENERAL NOTES:

1. TOTAL AREA SUBDIVIDED = 932,499 S.F. ± = 21,4072 AC. ±
2. PROPERTY AS SHOWN IS ALL OF TAX PARCEL: (38-4)(1-28&28A)
3. PROPERTY IS CURRENTLY ZONED "R-5", PUBLIC WATER IS AVAILABLE.
4. PARCEL "A" ADDRESS IS CURRENTLY: #3808 IRONBOUND ROAD.
5. MINIMUM BUILDING SETBACKS ("R-5") ZONING
 FRONT = 35'
 SIDES = 15'
 REAR = 35'
6. MINIMUM LOT WIDTH (43,560 S.F. OR GREATER) = 150'
7. PUBLIC SEWER IS AVAILABLE

PLAT RECORDED IN
 P.B. NO. 63 PAGE 43



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

**PLAT OF SUBDIVISION
 SHOWING TWO PARCELS
 OWNED BY DAVID W. TOBLER**

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



| No. | DATE | REVISION / COMMENT / NOTE | BY |
|-----|------|---------------------------|----|
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| | | | |
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|------------------------------|----------------|
| Designed ADS | Drawn MIR |
| Scale 1" = 200' | Date 9/8/95 |
| Project No. 7820-2 | |
| Drawing No. PLAT | |

