

**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 29<sup>th</sup> 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

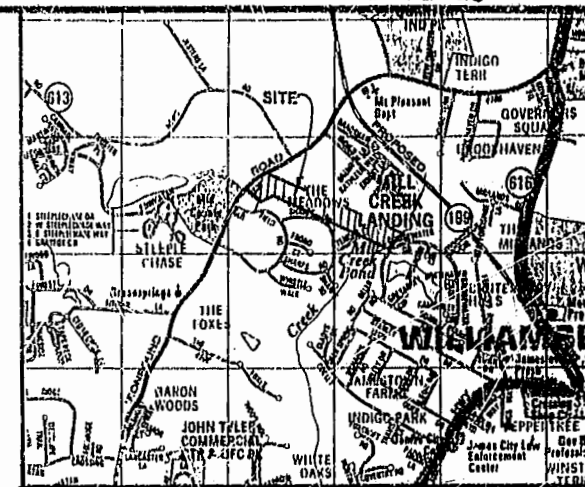
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 23 DAY OF Dec, 1995, THIS MAP PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

TESTE: Helene S. Ward CLERK

BY: David W. Tobler

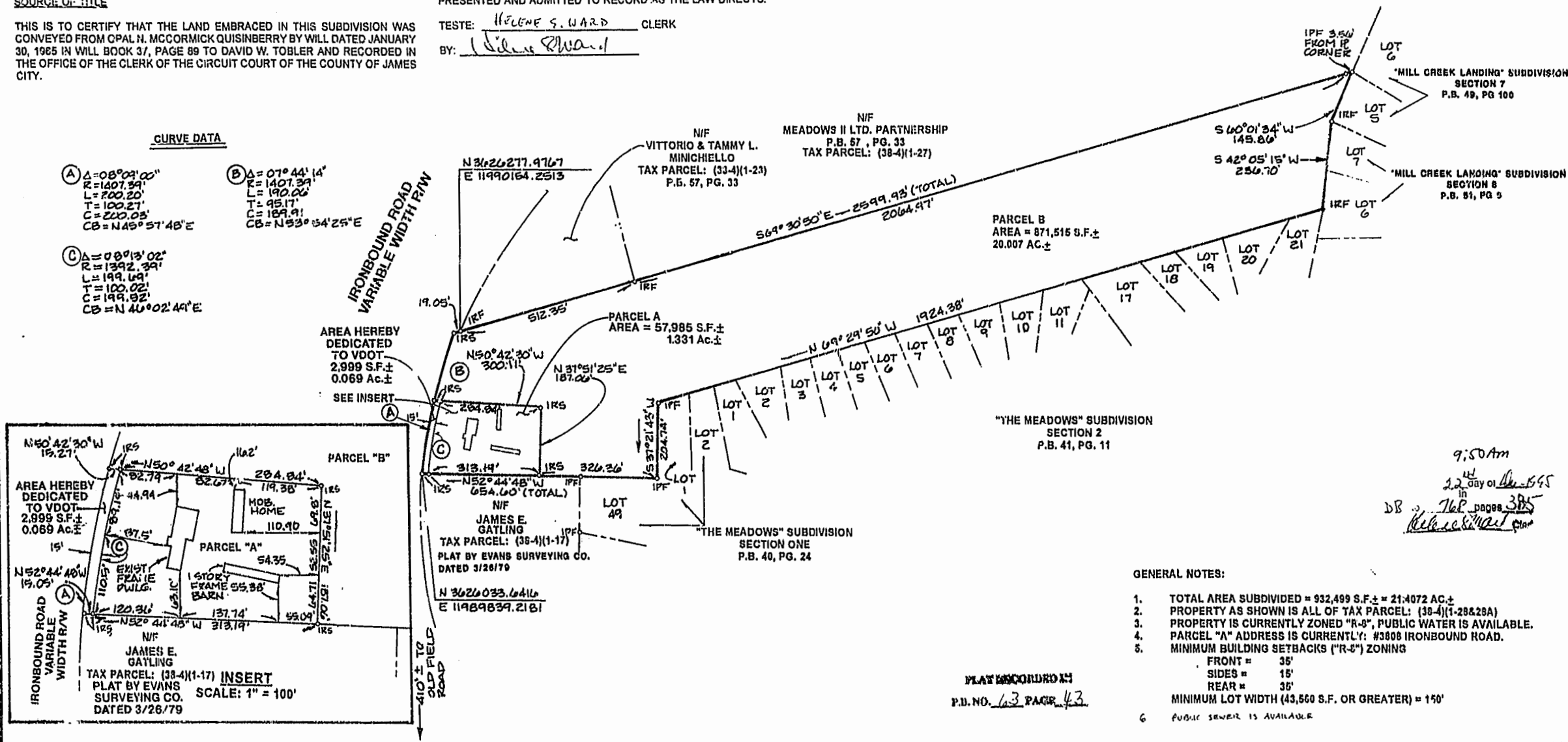
200 0 200  
 SCALE IN FEET

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 = 190.00'  
 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 = N44°02'44"E

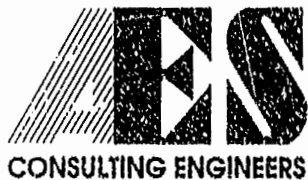


9:50 Am  
 22 day of Dec 1995  
 DB 76P pages 385  
 Release/Signat

**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

Designed ADS	Drawn MIR
Scale 1" = 200'	Date 9/8/95
Project No. <b>7820-2</b>	
Drawing No. <b>PLAT</b>	

