

CURVE DATA	
"A"	"B"
Δ = 78° 28' 20"	Δ = 24° 38' 03"
R = 25.00'	R = 55.00'
L = 34.24'	L = 23.65'
T = 20.42'	T = 12.01'
C = 31.63'	C = 23.47'
CB = N 00° 59' 53" W	CB = N 25° 51' 59" E
"C"	"D"
Δ = 90° 41' 53"	Δ = 50° 25' 58"
R = 55.00'	R = 55.00'
L = 87.06'	L = 48.41'
T = 55.67'	T = 25.90'
C = 76.25'	C = 46.86'
CB = N 31° 47' 59" W	CE = S 77° 38' 06" W

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY: CHRISTINE DAVIS TO: THE COUNTY OF JAMES CITY, VIRGINIA BY DEED DATED DEC. 5, 1994 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 721, PAGE 518.

AND

BY: THE COMMONWEALTH OF VIRGINIA TO: THE COUNTY OF JAMES CITY, VIRGINIA BY GRANT DATED SEPT. 1, 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 644, PAGE 52.

CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA: JAMES CITY COUNTY OF JAMES CITY
Mary Frances Rieger A NOTARY PUBLIC IN AND FOR THE 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 COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 17 DAY OF MAY, 1996
 MY COMMISSION EXPIRES: October 31, 1997
Mary Frances Rieger, Notary Public

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS Davis Clock IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.
Sanford B. Wanner
 BY: SANFORD B. WANNER
JAMES CITY COUNTY, VA
 TITLE: COUNTY ADMINISTRATOR DATE: 5-17-96

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: W. J. ... DATE: 5-16-96
 VIRGINIA DEPARTMENT OF HEALTH:
 SIGNED: David J. Tiller DATE: 5-16-96
 SUBDIVISION AGENT OF JAMES CITY COUNTY:
 SIGNED: ... DATE: 5/17/96

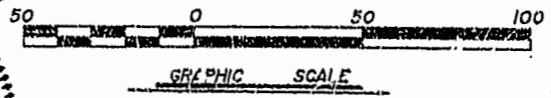
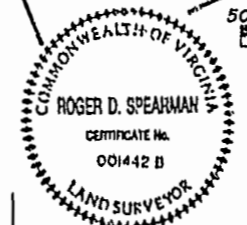
SURVEYOR'S CERTIFICATE:

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: May 1, 1996 Roger D. Spearman

SPEARMAN & ASSOCIATES, P.C.
 SURVEYORS AND PLANNERS
 439 McLaws Circle - WILLIAMSBURG, VA.
 (804) 253-8720



- 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
 - N/F = NOW OR FORMERLY



PLAT RECORDED IN
 P.B. NO. 64 PAGE 33

DEVELOPMENT NOTES:

- 1.) PROPERTY ADDRESS: # 6251 & 6253 MOORETOWN ROAD
- 2.) TAX MAP NUMBER = (32-2)(1-26 & 27)
- 3.) PROPERTY IS ZONED "R 2", GENERAL RESIDENTIAL
- 4.) MINIMUM LOT SIZE = 10,000 SQ.FT.
- 5.) MINIMUM YARD REQUIREMENTS:
 FRONT BSL = 35'
 SIDE BSL = 10'
 REAR BSL = 35'
- 6.) PARCEL HAS AVAILABLE PUBLIC WATER AND PUBLIC SEWER.
- 7.) AVERAGE LOT SIZE EQUALS: 16,846 ± SQ.FT.
- 8.) AREA SUBDIVIDED EQUALS: 50,538 ± SF OR 1.16 ± ACRE
- 9.) MINIMUM LOT WIDTH AT FRONT SETBACK LINE = 75 FEET.
- 10.) ALL UTILITIES SHALL BE PLACED UNDERGROUND.

FLOOD CERTIFICATION:

PROPERTIES SHOWN HEREON ARE IN FLOOD HAZARD ZONE "X" (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN), AS SHOWN ON COMMUNITY PANEL # 510 201 0035 B, WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 06, 1991.

8:45 Am
 Recorded 26th June 1996
 D.B. No. 794 88
W. J. ...

PLAT OF SURVEY
 TO ACCOMPANY A
 PROPERTY LINE EXTINGUISHMENT
 AND A SUBDIVISION
 ON PROPERTIES STANDING IN THE NAME OF
 THE COUNTY OF JAMES CITY
 LOCATED IN
 POWHATAN MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1" = 50' DATE: MAY 1, 1996
 PREPARED FOR
 THE JAMES CITY COUNTY DEPARTMENT OF
 HOUSING AND COMMUNITY DEVELOPMENT