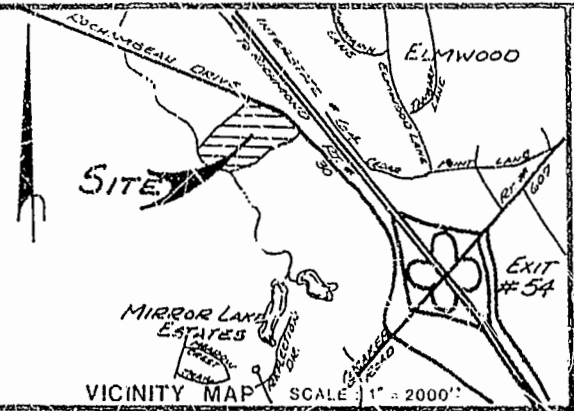


CERTIFICATE OF SOURCE OF TITLE :

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY: LITTLECHERRY MILTON B. ELIZABETH W. COOKE TO: HICKORY NECK CORPORATION BY: DEED DATED MARCH 23, 1970 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 103, PAGE 249.

S-97-96



NOTES:

- 1.) PROPERTY ADDRESS: PARCEL 1 # 4111 ROCHAMBEAU DRIVE REMAINING AREA # 4191 ROCHAMBEAU DRIVE
- 2.) TAX MAP NUMBER = PARCEL 1 (13-4 N-1-3A) REMAINING AREA (13-410-3)
- 3.) PROPERTY IS ZONED "A1"
- 4.) MINIMUM LOT SIZE = 43,860 SQ. FT.
- 5.) MINIMUM YARD REQUIREMENTS: FRONT BSL = 80' SIDE BSL = 15' REAR BSL = 30'
- 6.) PARCELS DO NOT HAVE PUBLIC WATER OR PUBLIC SEWER AVAILABLE.
- 7.) AVERAGE PARCEL SIZE EQUALS 1609,993 ± SQ. FT. OR 14.00 ± ACRES.
- 8.) AREA SHOWN EQUALS 28,007 ± ACRES
- 9.) MINIMUM LOT WIDTH AT FRONT SETBACK LINE (PARCEL 2) = 250 FEET.
- 10.) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 11.) DRAINFIELD AND HOLE LOCATIONS ARE PER REPORT BY A/N L. RUFF, SOIL SCIENTIST, DATED SEPT. 23, 1996.

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

I, Carole E. Guiliano, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 26 DAY OF DECEMBER, 1996.

MY COMMISSION EXPIRES: JULY 31, 1998
Carole E. Guiliano

OWNER'S CONSENT:

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.

SIGNED: _____
SIGNED: _____
SIGNED: _____

CERTIFICATE OF APPROVAL:

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

AGENT OF GOVERNING BODY:
SIGNED: _____
HEALTH OFFICER:
SIGNED: _____
HIGHWAY DEPT.:
SIGNED: _____

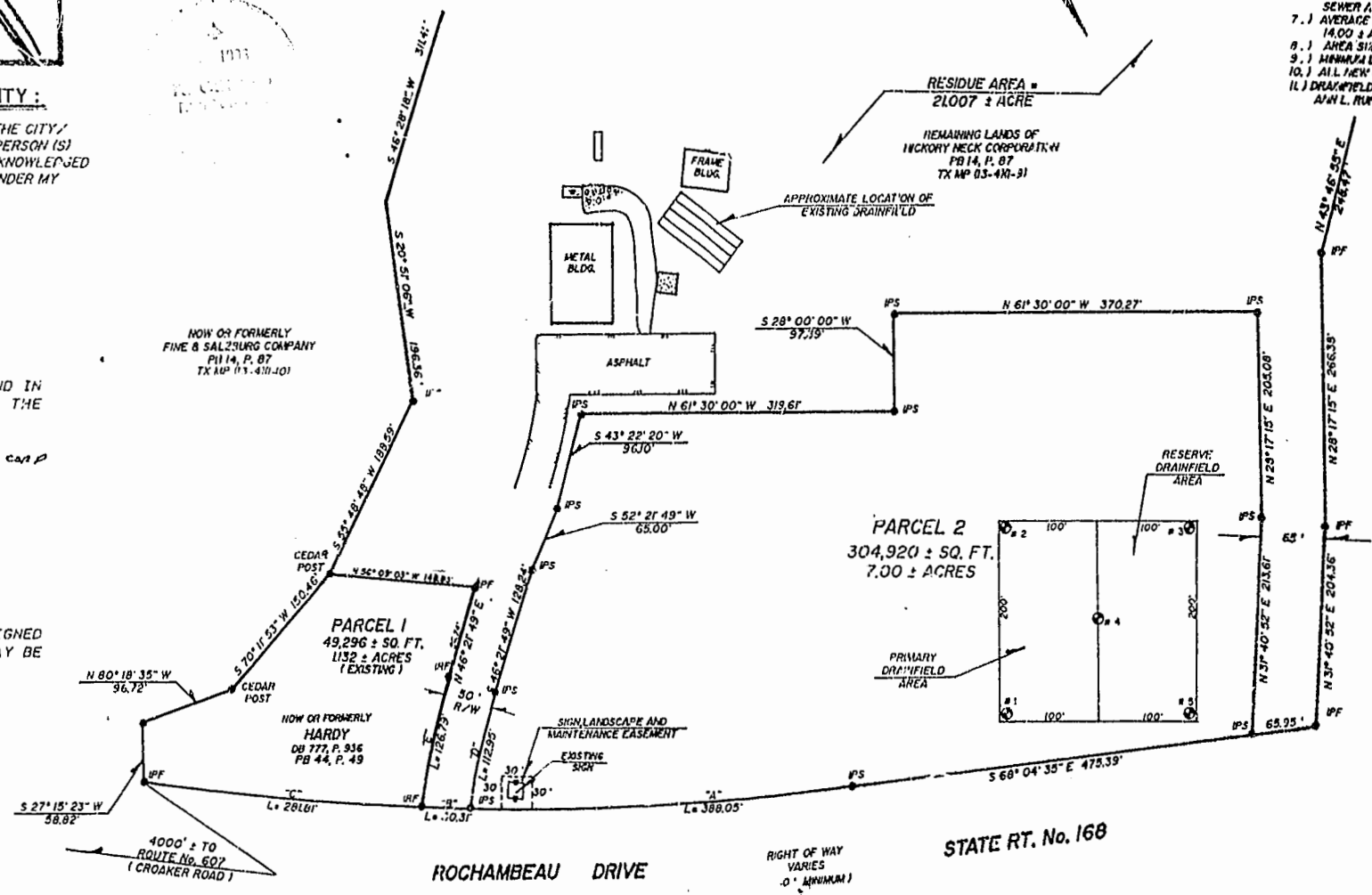
SURVEYOR'S CERTIFICATE:

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.

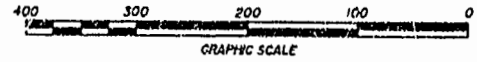
DATE: Dec 23, 1996
Roger D. Spearman



SPEARMAN & ASSOCIATES, P. C.
SURVEYING AND PLANNING
5682-A MOORETOWN RD., WILLIAMSBURG, VIRGINIA
(804) 253-8720



FLOOD CERTIFICATION:
PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD HAZARD ZONE "X" AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN, AS SHOWN ON COMMUNITY PANEL # 210 201 0020 B, WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY, 04, 1991.



NOTE:

I HEREBY CERTIFY THAT THE RESIDUE LANDS OF THE HICKORY NECK CORPORATION CREATED BY THIS SUBDIVISION IS NOT IN FACT A SUBSTANDARD LOT, PARCEL, PIECE OR TRACT OF LAND AND IS IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE COUNTY OF JAMES CITY, VIRGINIA.

SIGNED: _____
DATE: Sept 27, 1996

CURVE DATA

"A"	"B"	"C"	"D"	"E"
Δ = 07° 52' 10"	Δ = 01° 01' 14"	Δ = 05° 42' 57"	Δ = 09° 11' 35"	Δ = 09° 38' 06"
R = 2824.79'	R = 2824.79'	R = 2824.79'	R = 703.96'	R = 703.96'
L = 388.05'	L = 50.31'	L = 241.01'	L = 112.95'	L = 126.79'
T = 194.33'	T = 28.16'	T = 141.02'	T = 56.60'	T = 63.54'
C = 387.74'	C = 50.31'	C = 281.69'	C = 112.83'	C = 126.64'
CB = S 63° 54' 47" E	CB = S 59° 27' 50" E	CB = S 36° 06' 00" E	CB = N 41° 46' 01" E	CB = N 41° 32' 44" E

LEGEND

- IPF = IRON PIPE FOUND
- IPS = IRON PIPE SET
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- BSL = BLOCK SETBACK LINE
- TXMP = TAXMAP
- ⊙ = SOIL TEST HOLE

1:49 p.m.
Recorded 31st day of December, 1996
D. B. No. 622 pages 637
W. Williams

PLAT OF SUBDIVISION
OF PROPERTY STANDING IN THE NAME OF
HICKORY NECK CORPORATION
BEING
A PORTION OF 28,007 ± ACRES
ALL SITUATED IN
STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: SEPT. 27, 1996
REVISED: DEC. 23, 1996
JO #7655 FD "E"