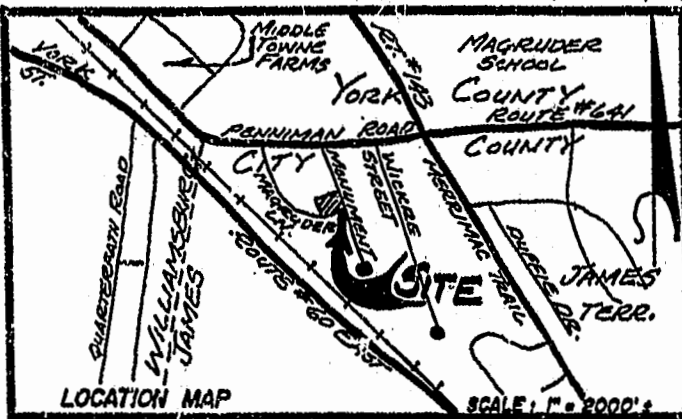




CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA: CITY-COUNTY OF JAMES CITY
 I, Elizabeth Gilbert, 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 30 DAY OF March 1997

MY COMMISSION EXPIRES: 9/30/97

Elizabeth Gilbert

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS LOT 28, FORT MAGRUDER HEIGHTS, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

SUSSEX, INC., A Virginia Corporation.

BY: Barbara C. Murphy

TITLE: Pres DATE: 3/25/97

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: N/A DATE: _____

VIRGINIA DEPARTMENT OF HEALTH:

SIGNED: N/A DATE: _____

SUBDIVISION AGENT OF JAMES CITY COUNTY:

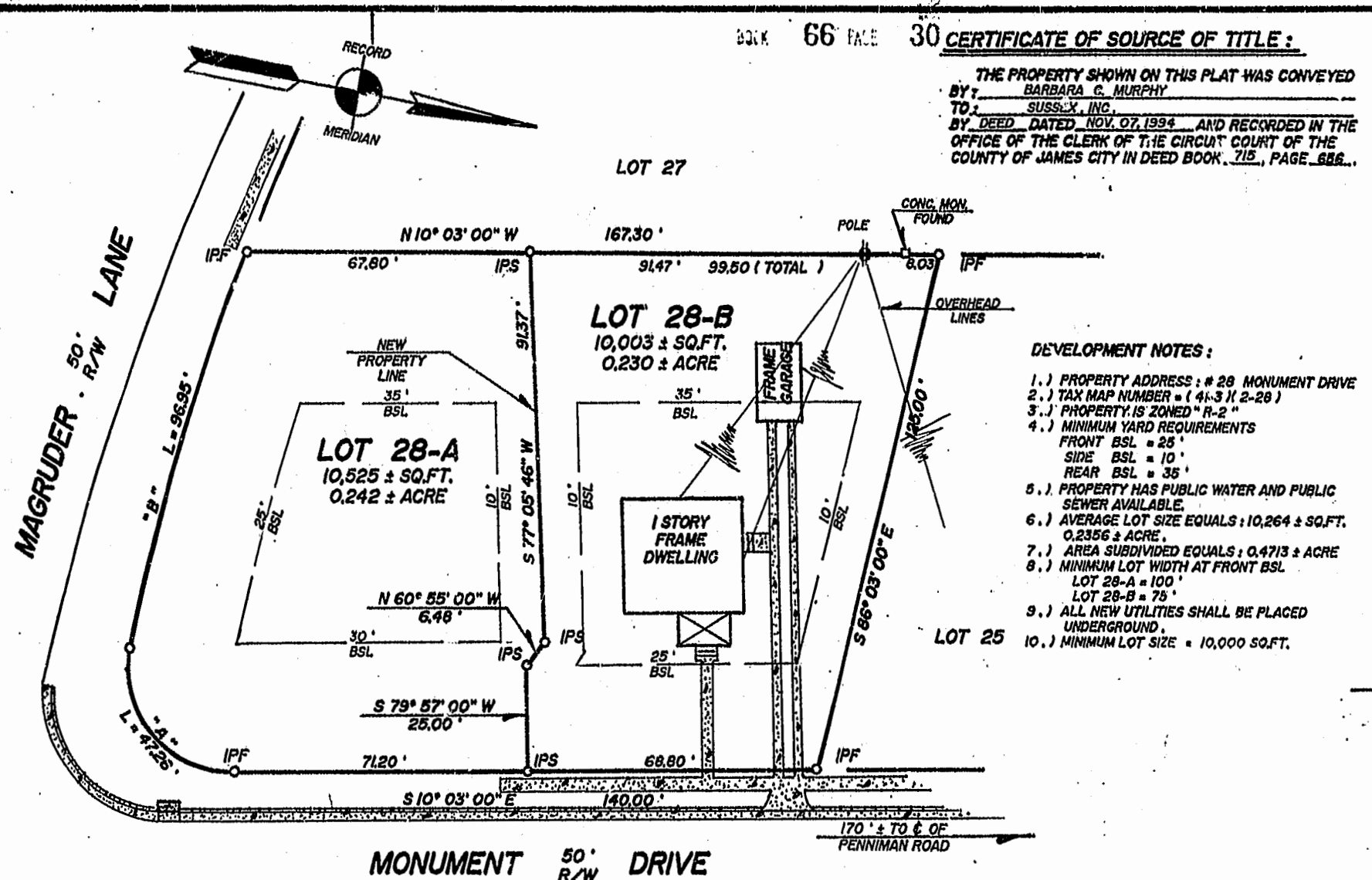
SIGNED: [Signature] DATE: 3/28/97

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: Mar. 25, 1997 [Signature]

SPEARMAN & ASSOCIATES, P.C.
 SURVEYING & PLANNING
 5682-A MOORETOWN RD -- WILLIAMSBURG, VA 23188
 (757) 253-8720



CURVE DATA	
"A"	"B"
Δ = 98° 00' 00"	Δ = 09° 02' 02"
R = 25.00'	R = 614.90'
L = 42.76'	L = 96.95'
T = 28.76'	T = 48.58'
C = 37.74'	C = 96.85'
CB = S 38° 56' 58" W	CB = N 83° 25' 59" W

LEGEND:

- IPF = IRON PIPE FOUND
- IPS = IRON PIPE SET
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- BSL = BLDG. SETBACK LINE
- TXM = TAXMAP
- ⊙ = SOIL TEST HOLE (IF APPLICABLE)



FOR FURTHER REFERENCE SEE:

- PB 7, P. 50
- DB 30, P. 439
- DB 30, P. 439
- DB 31, P. 119
- DB 219, P. 736

PLAT RECORDED IN
 P.B. NO. 106 PAGE 30

PLAT OF SURVEY FOR SUBDIVISION
 OF
 LOT 28, FORT MAGRUDER HEIGHTS

LOCATED
 ROBERTS MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1" = 30' DATE: MARCH 25, 1997

PREPARED FOR
 SUSSEX, INC.
 606 RICHMOND ROAD
 WILLIAMSBURG, VA 23185
 (757) 229-0606

DEVELOPMENT NOTES:

- 1.) PROPERTY ADDRESS: # 28 MONUMENT DRIVE
- 2.) TAX MAP NUMBER = (41-3)(2-28)
- 3.) PROPERTY IS ZONED "R-2"
- 4.) MINIMUM YARD REQUIREMENTS
 FRONT BSL = 25'
 SIDE BSL = 10'
 REAR BSL = 35'
- 5.) PROPERTY HAS PUBLIC WATER AND PUBLIC SEWER AVAILABLE.
- 6.) AVERAGE LOT SIZE EQUALS: 10,264 ± SQ.FT. 0.2356 ± ACRE.
- 7.) AREA SUBDIVIDED EQUALS: 0.4713 ± ACRE
- 8.) MINIMUM LOT WIDTH AT FRONT BSL
 LOT 28-A = 100'
 LOT 28-B = 75'
- 9.) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 10.) MINIMUM LOT SIZE = 10,000 SQ.FT.

