

SOURCES OF TITLE:

PARCEL C SHOWN HEREON WAS CONVEYED TO ARTHUR N. HOAR, ET UX FROM EMILY O. HOAR, ET AL BY DEED DATED JUNE 27, 1984 AND RECORDED IN JAMES CITY COUNTY DEED BOOK 250, PAGE 669.

PARCEL D SHOWN HEREON WAS CONVEYED TO ARTHUR N. HOAR, ET UX FROM EMILY O. HOAR, JOHN O. HOAR, ET AL BY DEED DATED DECEMBER 17, 1968 AND RECORDED OCTOBER 03, 1969 IN DEED BOOK 183, PAGE 493.

RESIDUE PROPERTY SHOWN HEREON WAS CONVEYED TO ARTHUR N. HOAR, JOHN O. HOAR AND DIANE HOAR CRAFTFORD FROM PHILLIP A. HOAR BY INTERSTATE SUCCESSION.

ALL OF THE ABOVE IS OF RECORD AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR WILLIAMSBURG AND JAMES CITY COUNTY.

STATE OF MONTANA, COUNTY OF SWEET GRASS:

I, Edmond C. Crafford Jr., 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 MY CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 21st DAY OF MARCH, 1997.

MY COMMISSION EXPIRES: 8/12/98

SIGNED: Edmond C. Crafford Jr.

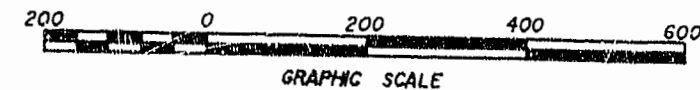
SIGNED: Diane H. Crafford

LINES NOT CALLED TABLE

LINE	BEARING	DISTANCE
L1	N 46° 30' 00" W	71.52
L2	S 25° 30' 00" W	71.54
L3	DELETED	
L4	S 2° 00' 18" E	193.50
L5	N 61° 24' 42" E	119.30
L6	N 64° 09' 39" E	83.02
L7	DELETED	
L8	S 40° 31' 56" E	59.01
L9	S 43° 00' 48" E	80.27
L10	S 40° 34' 35" E	103.52
L11	N 77° 44' 36" E	184.20
L12	S 69° 32' 57" E	49.67
L13	N 40° 31' 56" W	69.55
L14	N 38° 04' 14" E	197.31
L15	S 40° 24' 55" W	57.06
L16	S 39° 10' 07" W	170.37
L17	S 40° 24' 55" W	56.04
L18	N 40° 24' 55" E	25.01
L19	N 41° 16' 24" E	66.39
L20	N 43° 02' 42" E	184.23
L21	N 41° 24' 56" E	39.61
L22	N 24° 21' 32" E	34.16

CURVE DATA TABLE

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	145.88	1° 24' 43"	5501.92	145.88	S 35° 39' 06" W	72.95
C2	140.15	1° 26' 17"	5503.92	140.15	S 37° 07' 06" W	70.08
C3	15.03	0° 31' 15"	1653.47	15.03	S 37° 18' 13" W	7.74
C4	63.75	2° 12' 33"	1653.47	63.75	N 38° 40' 20" E	31.88



FOR FURTHER REFERENCE SEE:

DB 27, P. 536
DB 29, P. 4
DB 35, P. 139
DB 35, P. 125
DB 40, P. 588
DB 107, P. 455
DB 136, P. 327
DB 138, P. 330
DB 183, P. 837
DB 209, P. 636
DB 249, P. 392
DB 250, P. 669
DB 525, P. 1
DB 564, P. 432

WB 4, P. 265
WB 9, P. 466
WB 10, P. 31
WB 11, P. 510
WB 46, P. 273

PB 6, P. 20
PB 8, P. 44
PB 35, P. 1
PB 50, P. 68
PB 65, P. 1

DEVELOPMENT NOTES:

1. PROPERTY ADDRESSES: N/S 7709, 7717 & 7723 CHURCH LANE.
2. TAX MAP N/S = PARCEL C - (12-3) (1-35)
PARCEL D - (12-3) (1-34)
RESIDUE - (12-3) (1-33)
3. PROPERTY IS ZONED "A1" (GENERAL AGRICULTURAL)
4. MINIMUM LOT SIZE = 3.0 ACRES.
5. MINIMUM YARD REQUIREMENTS:
FRONT BSL = 75'
SIDE BSL = 15'
REAR BSL = 35'
6. PARCELS ARE SERVED BY PUBLIC WATER/PUBLIC SEWER IS WITHIN 100 FEET AND IS AVAILABLE BY CHIMNEY PUMP SYSTEM.
7. AREA SURVEYED = 1,389,676 ± SQ.FT.
OR 31.903 ± ACRES.
8. AVERAGE PARCEL SIZE = 277,935 ± SQ.FT.
OR 6.381 ± ACRES.

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

I, Susan C. Kohlman, 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 HAND THIS 16th DAY OF MAY, 1997.

MY COMMISSION EXPIRES: June 30, 2000

SIGNED: Susan C. Kohlman

OWNER'S CONSENT:

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

SIGNED: John O. Hoar

SIGNED: Susan C. Hoar

SIGNED: Art Hoar

SIGNED: Sandra S. Hoar

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: [Signature]

HEALTH OFFICER:

SIGNED: Colin L. Lee

HIGHWAY DEPT.:

SIGNED: Bm [Signature]

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: Feb 13, 1997 [Signature]



SPEARMAN & ASSOCIATES, P.C.
SURVEYING AND PLANNING
489 McLAWS CIRCLE — WILLIAMSBURG, VIRGINIA
(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
DE 67 PAGE 18

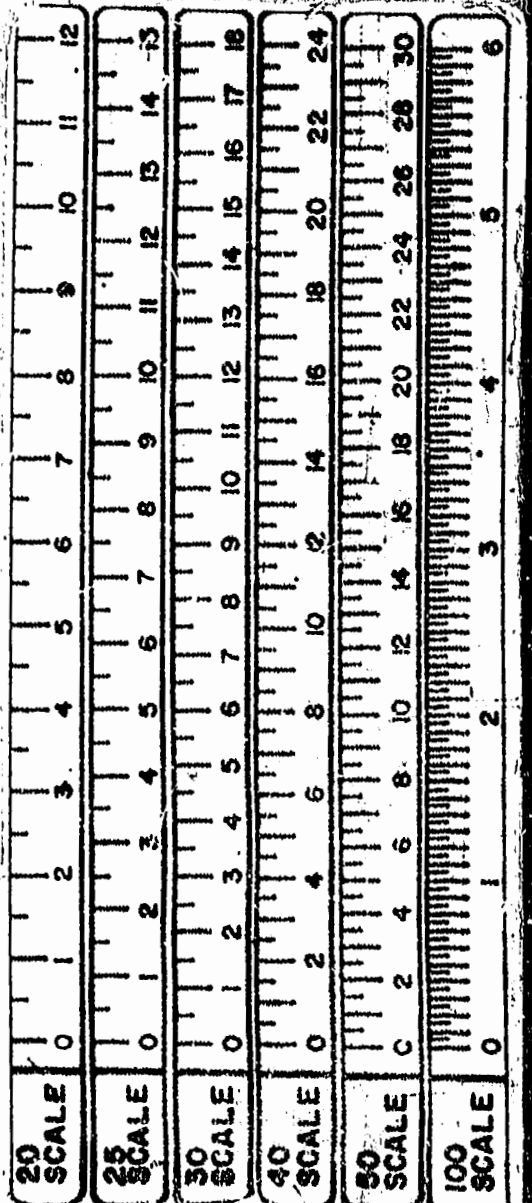
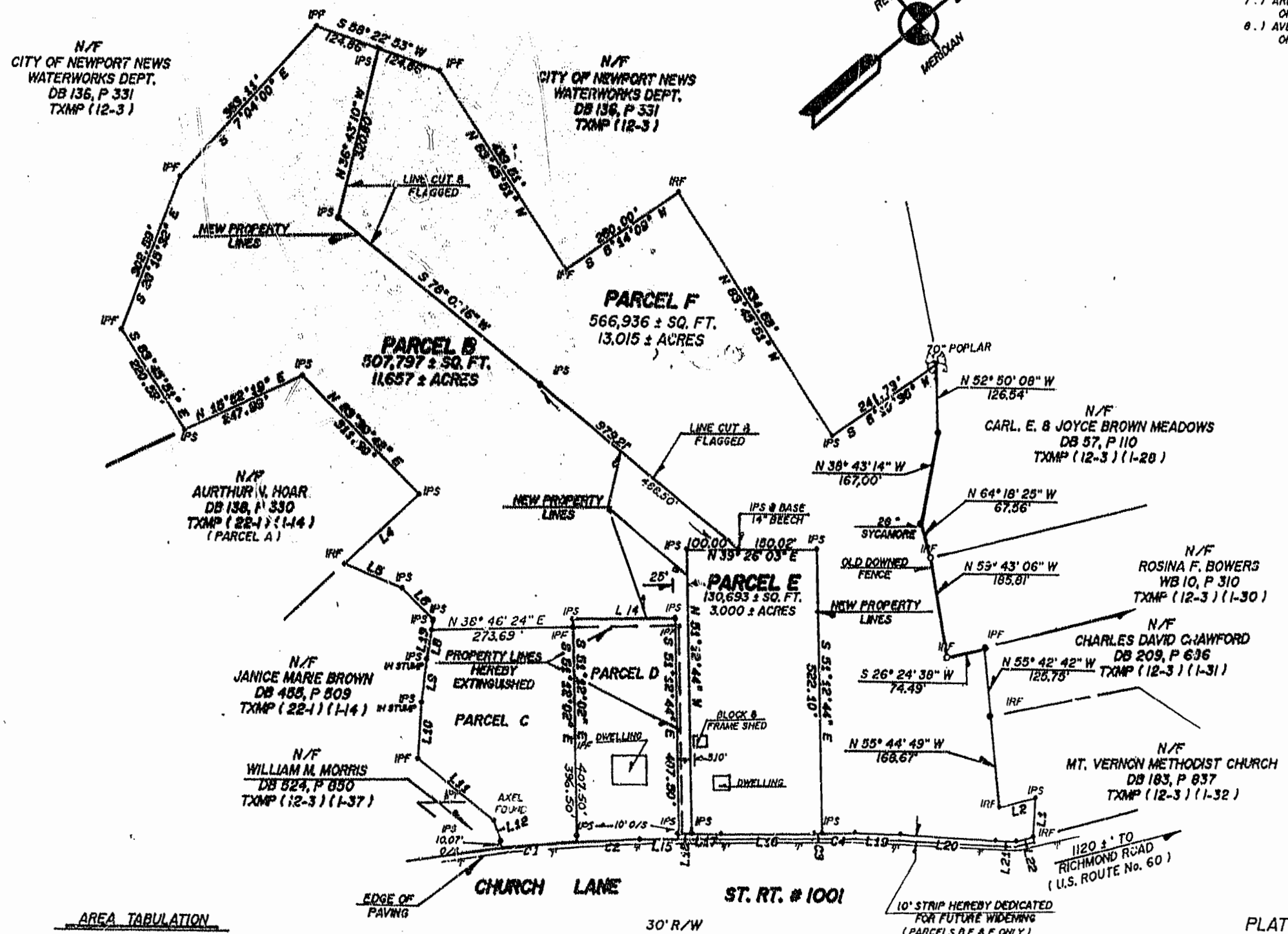
ARTHUR N. & SANDRA S. HOAR, JOHN O. & SUSAN C. HOAR AND DIANE H. & EDMOND C. CRAFTFORD, JR.
PROPERTY IS LOCATED IN

JAMES CITY COUNTY VIRGINIA
SCALE: 1" = 200'

DATE: FEBRUARY 14, 1995
REVISED: MAY 23, 1995
(PER COUNTY LETTER)

JO # 6997 — FB "F"

REVISED: FEBRUARY 13, 1997



PLAT OF BOUNDARY SURVEY
TO ACCOMPANY A

BOUNDARY LINE ADJUSTMENT
ON PROPERTIES STANDING IN THE NAMES OF

ARTHUR N. HOAR & SANDRA S. HOAR
AND
JOHN O. HOAR & SUSAN C. HOAR

AND TO ACCOMPANY A
A SUBDIVISION

OF PROPERTY STANDING IN THE NAMES OF

ARTHUR N. & SANDRA S. HOAR, JOHN O. & SUSAN C. HOAR AND DIANE H. & EDMOND C. CRAFTFORD, JR.

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