

CERTIFICATE OF SOURCE OF TITLE :

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY: LITTLEBERRY MILTON & ELIZABETH W. COOKE TO: HICKORY NECK CORPORATION BY: DEED DATED MARCH 23, 1978 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 183, PAGE 243.

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	388.05	7° 52' 18"	2824.79	387.74	S 63° 54' 47" E	194.33
C2	50.34	3° 01' 14"	2824.79	50.34	S 69° 27' 00" E	25.16
C3	281.84	5° 42' 57"	2824.79	281.84	S 56° 06' 00" E	144.02
C4	126.79	9° 38' 06"	703.96	126.64	N 41° 32' 44" E	63.64
C5	112.95	9° 11' 35"	703.96	112.83	N 41° 46' 04" E	56.60

STATE OF VIRGINIA, COUNTY OF JAMES CITY :

I, Karen P. Makowicz, 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 17 DAY OF November 1998.

MY COMMISSION EXPIRES: February 29, 2000
 Karen P. Makowicz

OWNER'S CONSENT :

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

SIGNED: Hickory Neck Corporation
 SIGNED: Mark D. Smyshy
 SIGNED: President
 SIGNED: _____

CERTIFICATE OF APPROVAL :

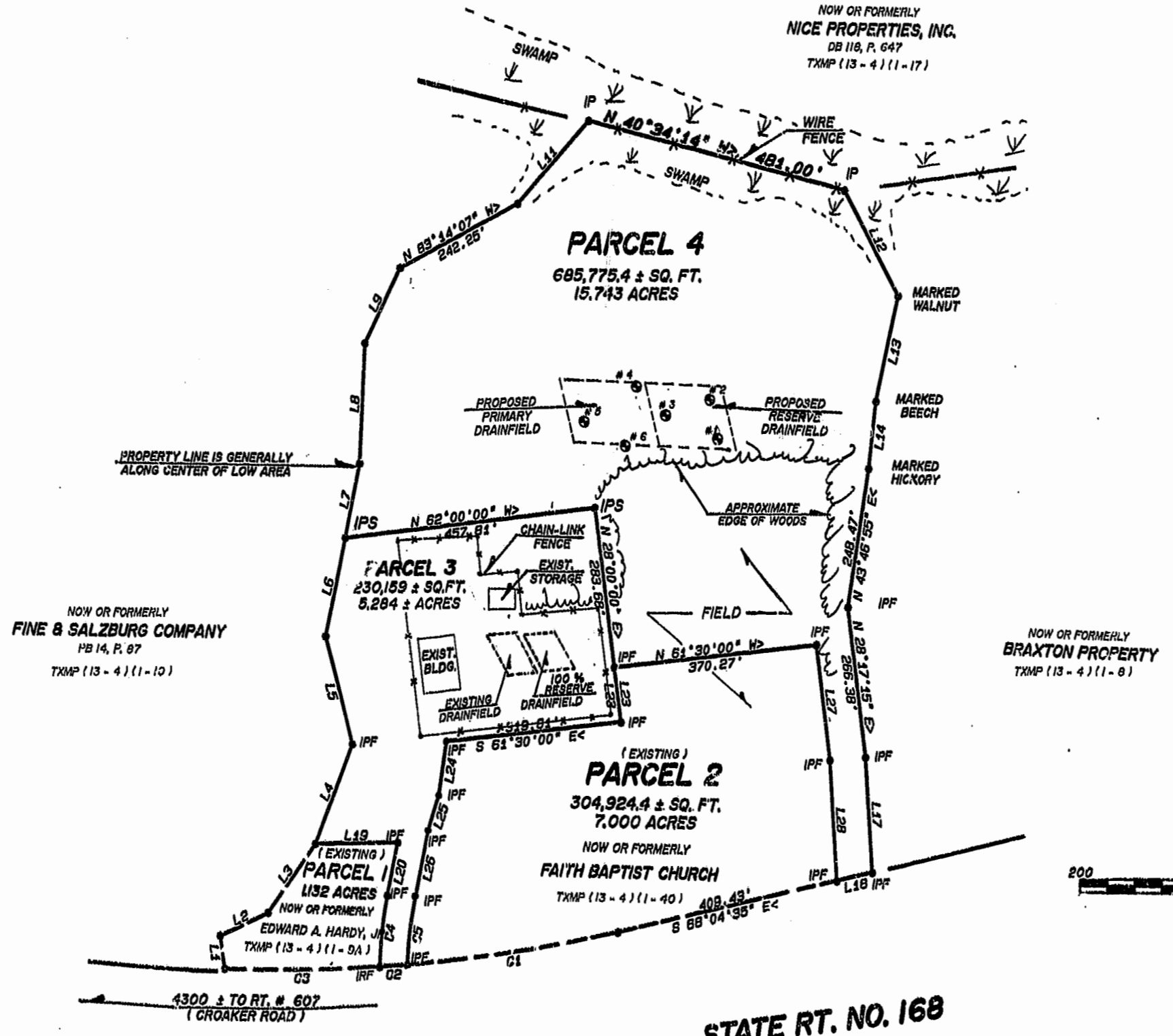
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS AND MAY BE COMMITTED TO RECORD.

AGENT OF GOVERNING BODY:
 SIGNED: _____ 1/26/99
HEALTH OFFICER:
 SIGNED: David D. Miller 1-25-99
HIGHWAY DEPT.:
 SIGNED: NOT APPLICABLE

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: 10/13/98 Roger D. Spearman



LINE	BEARING	DISTANCE
L1	S 27° 15' 23" N	581.82
L2	N 80° 18' 35" N	98.72
L3	S 70° 11' 53" N	180.46
L4	S 55° 48' 48" N	188.89
L5	S 20° 51' 06" N	186.36
L6	S 46° 28' 18" N	177.09
L7	S 46° 28' 18" N	194.32
L8	S 37° 39' 12" N	212.84
L9	S 60° 34' 12" N	148.20
L10	N 63° 14' 07" N	242.25
L11	S 76° 20' 07" N	196.46
L12	N 7° 22' 28" E	209.97
L13	N 47° 10' 10" E	190.89
L14	N 41° 34' 02" E	180.19
L15	N 43° 48' 55" E	248.47
L16	N 28° 17' 15" E	266.99
L17	N 31° 40' 52" E	204.36
L18	S 63° 04' 35" E	65.95
L19	N 58° 09' 10" N	148.83
L20	N 46° 21' 49" E	86.24
L23	N 28° 00' 00" E	97.39
L24	N 43° 22' 20" E	96.10
L25	N 52° 21' 49" E	65.00
L26	N 46° 21' 49" E	128.24
L27	N 28° 17' 15" E	205.08
L28	N 31° 40' 52" E	213.61

DEVELOPMENT NOTES :

- PROPERTY ADDRESS: # 4191 ROCHAMBEAU DRIVE
- TAX MAP No. (13-4)(1-9)
- PROPERTY IS ZONED "A-1"
- TOTAL AREA SUBDIVIDED = 915,934 ± SQ.FT. OR 21.027 ± ACRES.
- MINIMUM YARD REQUIREMENTS:
 FRONT BSL = 50'
 SIDE BSL = 15'
 REAR BSL = 35'
- PARCEL 3 IS CURRENTLY SERVED BY PRIVATE WELL & SEPTIC TANK.
- MINIMUM LOT WIDTH AT FRONT BSL = 250'
- MINIMUM LOT SIZE = 3.00 ACRES (RESIDENTIAL USE)
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.
- TEST HOLES AND DRAINFIELD LOCATIONS ARE IN ACCORDANCE WITH A REPORT BY ANN RUFF, SOIL SCIENTIST. THEY ARE SUBJECT TO CHANGE UPON ISSUE OF A CONSTRUCTION PERMIT BY THE JAMES CITY COUNTY HEALTH DEPT.

FLOOD CERTIFICATION :

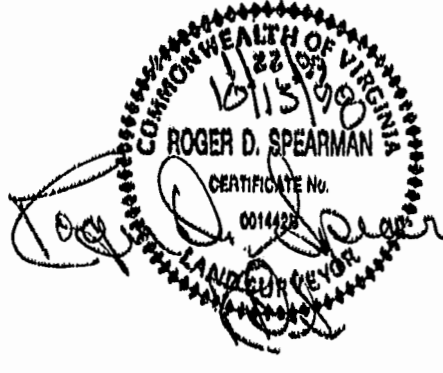
PROPERTY SHOWN HEREON APPEARS TO BE WITHIN FLOOD HAZARD ZONE "X", (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN), AS SHOWN ON COMMUNITY PANEL # 510 201 0020 B, WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 6, 1991.



LEGEND

- IPF = IRON PIPE FOUND
- IPS = IRON PIPE SET
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- BSL = BLDG. SETBACK LINE
- TXMP = TAX MAP
- ST = SOIL TEST HOLE (IF APPLICABLE)

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" = 200' DATE: OCT. 13, 1998



SPEARMAN & ASSOCIATES, P.C.
 SURVEYING & PLANNING
 5682-A Mooretown Road - Williamsburg, Virginia
 (757) 253-8720



9:28 AM
 Recorded 27 day of Oct 1998
 DOCUMENT # 99001770
 [Signature]

PLAT REQUIREMENTS
 V.I. 11-1-98

JO N 8278 FB "F"
 REVISED: JAN. 28, 1999 PER HEALTH DEPT. COMMENTS