

CERTIFICATE OF APPROVAL:

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

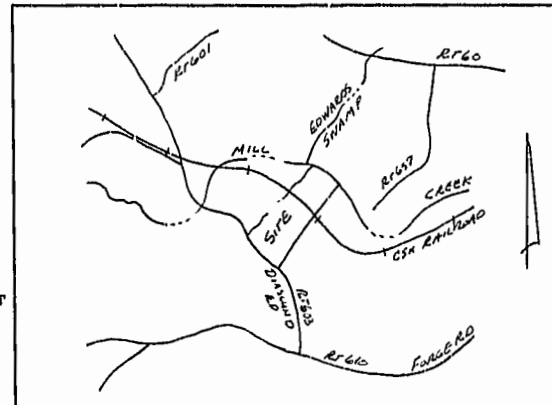
6/20/00 John E. Hogue VIRGINIA DEPARTMENT OF TRANSPORTATION
6-20-2000 K.R. Davis VIRGINIA DEPARTMENT OF HEALTH
6/20/00 SUBDIVISION AGENT OF JAMES CITY COUNTY

SUBDIVISION PLAT ON PROPERTY KNOWN AS SECTION THREE GROVE HILL ESTATES STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA SCALE: 1"=100' DATE: 4/8/99 OWNER: J. FERGUSON AND SONS, INC. SUBDIVIDER: J. FERGUSON AND SONS, INC. J.N. 33.9 SHEET 1 OF 2 REVISED: 3/29/2000 4/28/2000

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS GROVE HILL ESTATES SECTION 3 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES

6-20-2000 DATE Joseph W. Ferguson SIGNATURE Joseph W. Ferguson NAME PRINTED Mary W. Ferguson SIGNATURE Mary W. Ferguson NAME PRINTED



VICINITY MAP

CERTIFICATE OF NOTARIZATION: COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF JAMES CITY, Linda Fuller Silver, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 20th DAY OF June, 2000.

Linda Fuller Silver SIGNATURE

MY COMMISSION EXPIRES 8/31/2002

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.

Dean E. Raynes C.L.S #1033 DATE 4-28-2000



CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY L. WALLACE SINK ADMINISTRATOR C.F.A. OF THE ESTATE OF DAVID W. WARE TO J. FERGUSON AND SONS, INC. AND MARY WARE FERGUSON BY DEED DATED DECEMBER 8, 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 059, PAGE 358.

NOTES:

- 1. PROPERTY IS A PORTION OF TAX PARCEL (10-4)(1-4)
2. PROPERTY IS ZONED A-1
3. AREA IN LOTS= 27.02 ACRES
4. TOTAL NUMBER OF LOTS 9
5. AVERAGE LOT SIZE= 3.0 ACRES
6. MINIMUM LOT SIZE= 3.0 ACRES
7. MINIMUM LOT WIDTH AT FRONT SETBACK= 200'
8. MINIMUM BUILDING SETBACKS: 70' FRONT 35' REAR 15' SIDE
9. ALL LOTS SERVED BY PRIVATE WELL AND SEPTIC.
10. ROADWAYS TO BE DEDICATED TO PUBLIC USE.
11. ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-38 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
12. A COPY OF THIS PLAT IS ON FILE WITH THE JAMES CITY COUNTY HEALTH DEPARTMENT WHICH SHOWS THE APPROVED DRAINFIELD AND RESERVE AREA LOCATIONS FOR EACH LOT IN THIS SUBDIVISION.
13. DRAINFIELD LOCATION SHOWN HEREON ARE PER SOIL TESTS PERFORMED BY ENGINEERING DESIGN ASSOCIATES.
14. TOTAL AREA= 79.00 ACRES
15. REMAINING ACREAGE OF PARCEL (10-4)(1-4)= 48.07 AC.
16. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
17. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY HEALTH DEPT. PRIOR TO ANY NEW CONSTRUCTION.
18. IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
19. WETLANDS AND LANDS WITHIN RESOURCES PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECT. 23-9(C)(1) OF THE JAMES CITY COUNTY CODE.
20. THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X" AS SHOWN ON FIRM COMMUNITY-PANEL NUMBER 610201-0008B, EFFECTIVE DATE FEBRUARY 6, 1991.
21. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

SEWERAGE HANDLING STATEMENT:

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ON-SITE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWERAGE HANDLING AND DISPOSAL REGULATIONS (16C 5-610-10 ET SEQ. THE REGULATIONS) (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPT. TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCE).

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SECT. 58.1-183.6 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ON-SITE SOIL EVALUATOR(AUSE) ON A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AGSC FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: B. BROOK PHILIP (804)804-0100 A6534001.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION PURSUANT TO SECT. 580 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWERAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ON-SITE SEWERAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ON-SITE SEWERAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS". HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

HIS LAND SURVEYING, INC. P.O. BOX 100 PROVIDENCE FORGE VIRGINIA 23140 (804) 866-7017



Williamsburg/James City County 2:29 PM No. recorded 29 day of June 2000 DOCUMENT # 000012642 Betsy H. Woolledge, Clerk of Circuit Court

PLAT RECORDED IN P.B. NO. 77 PAGE 98-99