

VICINITY MAP
1"=1800'

OWNER'S CERTIFICATE
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PARCEL B, PROPERTY OF GEORGE W. ROPER, II, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR EXECUTES.

1-16-03 DATE
George W. Roper, II

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF VA: Stafford Co., Virginia 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 HAND THIS 16th DAY OF January, 2003. MY COMMISSION EXPIRES 2-28-04

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CHARLES W. DOZER AND DARLENE H. DOZER, HUSBAND AND WIFE, TO GEORGE W. ROPER, II AND JEANNE F. ROPER, HUSBAND AND WIFE, BY DEED DATED 1/23/81 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 501, PAGE 527.

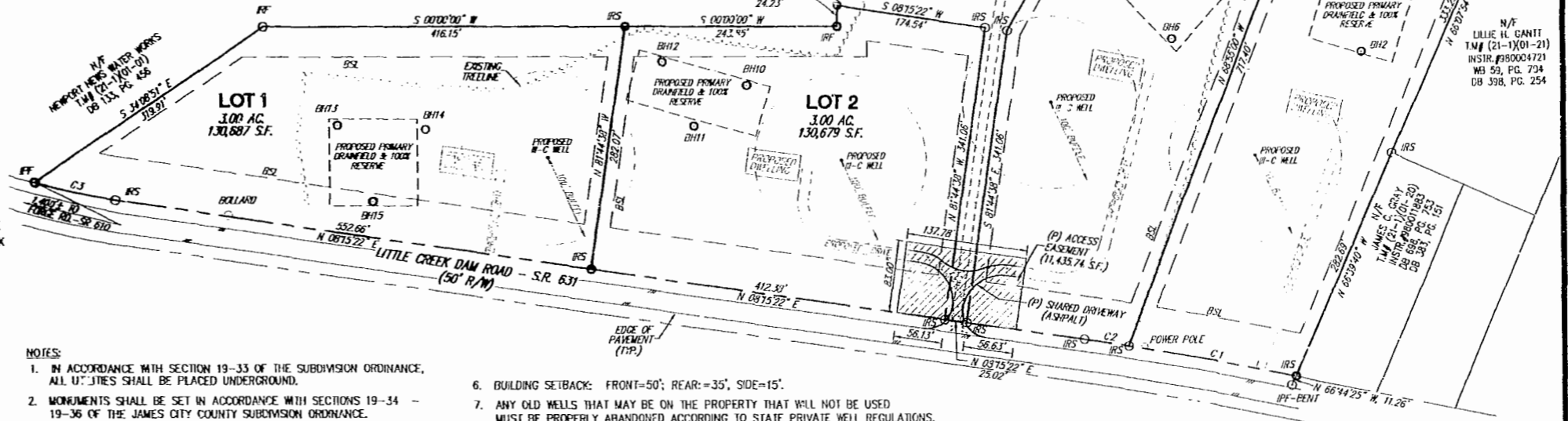
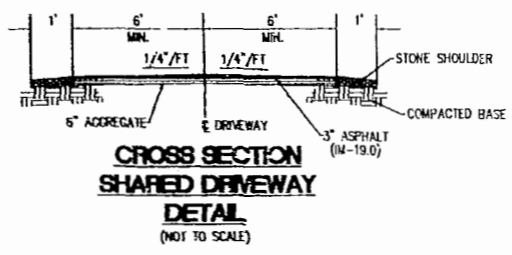
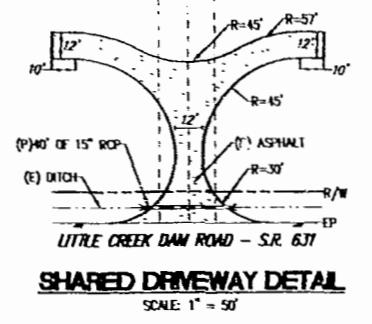
ENGINEERS OR SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORGANIZANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

7/30/01 DATE
Nancy Sherman-Thompson
CERTIFICATE OF APPROVAL
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

2/11/03 DATE
Virginia Department of Transportation
2/24/03 DATE
Virginia Department of Health
3/24/03 DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY
STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 25 DAY OF March, 2003
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 90, PAGE 1
TESTE
BY Betsy B. Woolridge CLERK

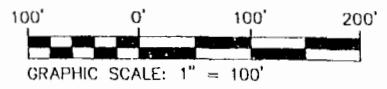
CURVE DATA TABLE:

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	02°49'09"	4025.00	198.05	59.04	S 09°39'56" W	198.03
C2	00°44'31"	4025.00	52.12	26.06	S 11°26'46" W	52.12
C3	07°53'20"	695.00	95.69	47.92	S 12°12'02" W	95.62



- NOTES:
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
 - MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 - TAX PARCEL # (21-1)(01-28).
 - ZONING DISTRICT: A-1.
 - RECORDED REFERENCES:
DEED BOOK 33, PAGE 281
DEED BOOK 122, PAGE 472
DEED BOOK 133, PAGE 456
DEED BOOK 135, PAGE 524
DEED BOOK 138, PAGE 365
DEED BOOK 204, PAGE 558
DEED BOOK 260, PAGE 383
DEED BOOK 383, PAGE 151
DEED BOOK 398, PAGE 254
DEED BOOK 501, PAGE 527
DEED BOOK 696, PAGE 753
WILL BOOK 59, PAGE 704
PLAT BOOK 29, PAGE 32
PLAT BOOK 33, PAGE 49
PLAT BOOK 53, PAGE 72
LR# 980004721
LR# 980011883
OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.
 - BUILDING SETBACK: FRONT=50'; REAR=35'; SIDE=15'.
 - ANY OLD WELLS THAT MAY BE ON THE PROPERTY THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
 - LOT AREAS:
LOT 1 3.00 AC./130,687 S.F.
LOT 2 3.00 AC./130,679 S.F.
LOT 3 3.78 AC./163,690 S.F.
LOT 4 3.68 AC./160,314 S.F.
LOT 5 3.29 AC./143,308 S.F.
TOTAL ACREAGE T.M. (21-1) (01-28) = 16.73 AC./728,678 S.F.
 - NFIP FLOOD ZONE X. SEE F.I.R.M. #510201-0015-B, EFFECTIVE DATE 2/6/91. FLOOD ZONES SUBJECT TO CHANGE BY FEMA.
 - STREET ADDRESS - 7460 LITTLE CREEK DAM ROAD.
 - SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
 - A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
 - BOREHOLES, PROPOSED DRAINFIELDS, WELLS, HOUSE & DRIVE LOCATIONS PROVIDED BY MR. RICHARD THOMAS, A.O.S.E., ENGINEERING DESIGN ASSOCIATES, P.O. BOX 50067, RICHMOND, VA, 23231.
 - LOTS 2,3 AND 4 SHALL ACCESS SR 631 FROM THE SHARED DRIVEWAY. ACCESS EASEMENT IS FOR THE EXCLUSIVE USE OF LOTS 2,3 AND 4.

- LEGEND:
- BH = BORE HOLE
 - IPF = IRON PIPE FOUND
 - IRF = IRON REBAR FOUND
 - IRS = IRON REBAR SET
 - PB = PLAT BOOK
 - DB = DEED BOOK
 - T.M. = TAX MAP
 - AC. = ACRES
 - S.F. = SQUARE FEET
 - PP = POWER POLE
 - EX. = EXISTING
 - R/W = RIGHT-OF-WAY
 - BSL = BUILDING SETBACK LINE



SCALE 1"=100'
FIELD
SS/RR/DW
DW
NLHT
DATE 7/30/01
1 OF 1
6406

SUBDIVISION PLAT
PARCEL B-SUBDIVISION OF THE PROPERTY OF
GEORGE W. ROPER, II
OWNER/DEVELOPER
GEORGE W. ROPER, II
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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NO.	DATE	DESCRIPTION
1	1/2/02	BORE HOLE NUMBERS
2	7/30/02	OWNER'S CERT., NOTE #14, DETAILS, SHARED DRIVEWAY
3	12/12/02	NOTE 15 & VIC MAP

REVISIONS
Nancy Sherman-Thompson
12/12/02

Committed to Excellence
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