

#050018020

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED FROM TE-ATA R. HERY, TRUSTEE, OF THE TE-ATA R. HERY LIVING TRUST TO ARGO, L.L.C. BY DEED DATED JUNE 16, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 050014374.

**OWNER'S CERTIFICATE**

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

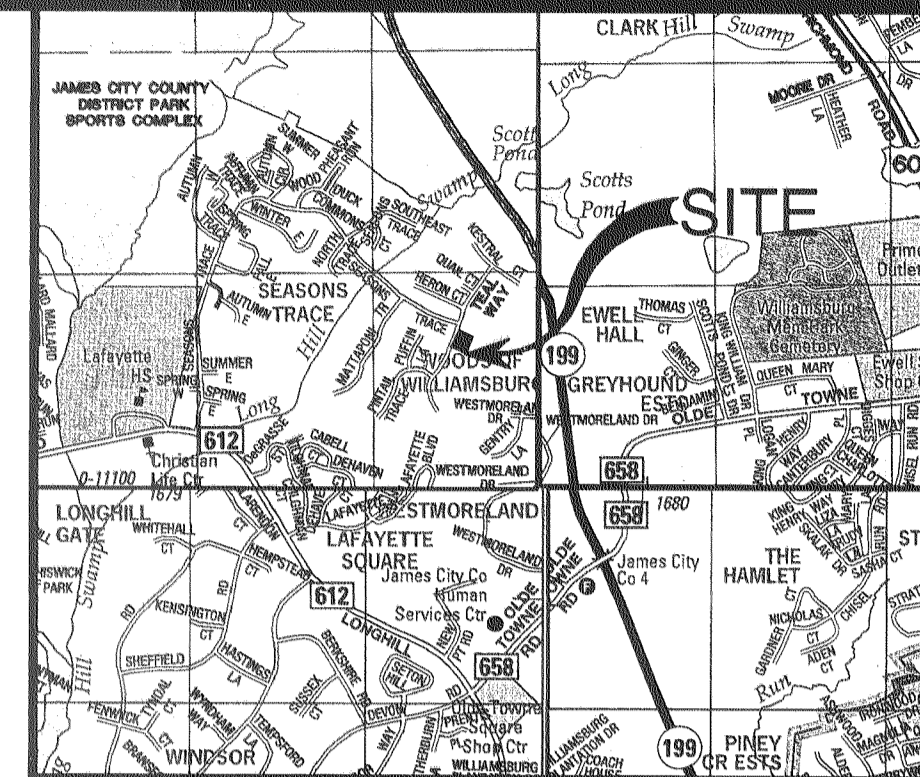
FOR ARGO, L.L.C.

DATE

*Debra J. Argo* 7/27/05

**GENERAL NOTES:**

- PROPERTY IS ZONED GENERAL RESIDENTIAL DISTRICT, R-2.
- PROPERTY AS SHOWN IS ALL OF TAX MAP PARCEL #(32-4)(1-45).
- STREET ADDRESS: 101 TEAL WAY
- TOTAL AREA OF PARCELS = 0.740 ACRES±
- SETBACK REQUIREMENTS:  
FRONT 25'  
SIDE 10'  
REAR 35'
- LOT WIDTH REQUIREMENTS:  
LOTS OF LESS THAN 20,000 SQUARE FEET SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 75 FEET.
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED IN SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
- THIS PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201 0035 B DATED FEBRUARY 6, 1991.



VICINITY MAP  
SCALE 1"=2,000'

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF JAMES CITY, JOHN F. SLUSS  
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 27<sup>th</sup> DAY OF JULY, 2005. MY COMMISSION EXPIRES 7/31/05.

*John F. Sluss*  
SIGNATURE

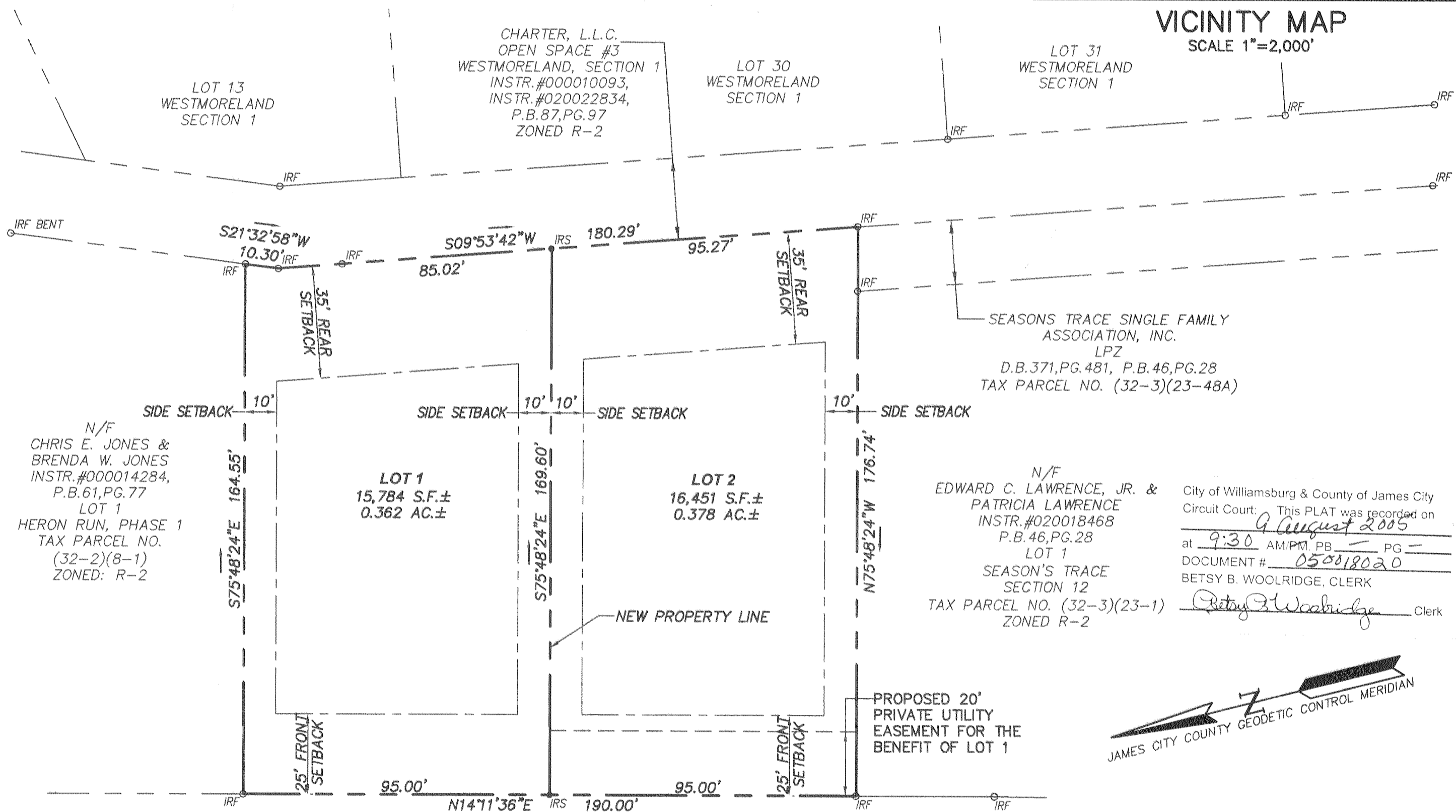
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

RONALD W. EADS, L.S.

DATE

*Ronald W. Eads*



**AREA TABULATION**

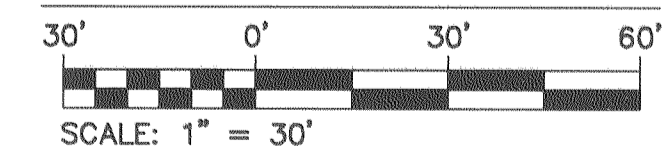
	S.F.	AC.
LOT 1	15,784	0.362
LOT 2	16,451	0.378
TOTAL AREA	32,235	0.740

TOTAL NUMBER OF LOTS 2  
AVERAGE LOT SIZE 16,118  
GROSS LOTS PER ACRE 2.70 LOTS/ACRE

TEAL WAY 50' R/W ST. RT. 1542  
P.B. 61, PG. 77

SEASON'S TRACE ROAD  
ST. RT. 1530

**GRAPHIC SCALE**



**CERTIFICATE OF APPROVAL**

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

VIRGINIA DEPT. OF TRANSPORTATION

DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY

DATE

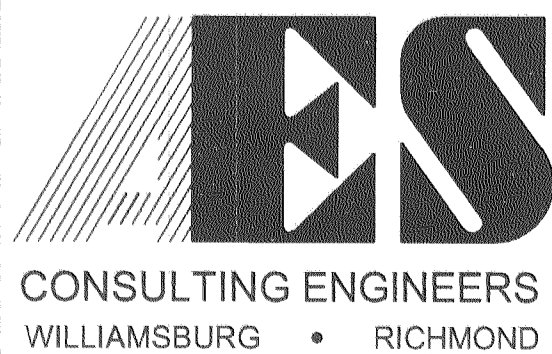
*Benny A. Williams* 7/27/05

*[Signature]* 7/27/05

STATE OF VIRGINIA  
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 9<sup>th</sup> DAY OF August, 2005. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

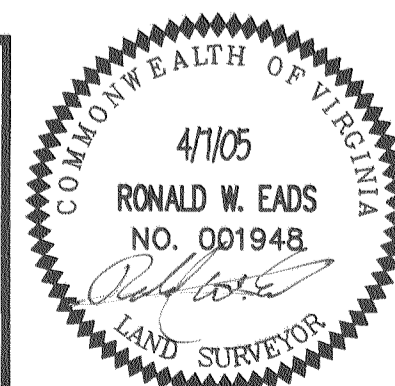
TESTE: *Betsy B. Woolridge*, CLERK  
*[Signature]*  
PLAT BOOK     , PAGE     



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

PLAT OF SUBDIVISION  
OF A PARCEL CONTAINING 0.740 ACRES +/-  
ADDRESS: #101 TEAL WAY  
OWNED BY ARGO, L.L.C.

POWhatan DISTRICT    JAMES CITY COUNTY    VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
2.	07/27/05	REVD. PER JCC COMMENTS	RWE	RWE
1.	06/20/05	REVD. PER JCC/VDOT COMMENTS	EAW	RWE

Designed AES	Drawn EAW
Scale 1"=30'	Date 4/7/05
Project No. 9570	
Drawing No. 1 OF 1	