OWNER (PRINT)

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF James City 1 Dianne Newman NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING

VICINITY MAP -1" = 2000'HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 2 DAY OF December. MY COMMISSION EXPIRES 331-07 Marre 18 1/4 PARENT PARCEL TOTAL AREA = ±28.50 ACRES PER PLAT NOTARY PUBLIC TOTAL AREA OF 2 NEW LOTS = 7.33 ACRES TOTAL AREA OF 2 EXISTING LOTS = 6.06 ACRES PARENT PARCEL REMAINING AREA = ±15.11 ACRES WARE CREEK MANOR-PHASE 1

RECORD MERIDIAN **BUILDING SETBACKS** FRONT: 100' FROM @ ROAD P.B. 48 PG. 92 SIDE: 15' REAR: 35' LEGEND LOT 62 PROPOSED PRIMARY & RESERVE DRAIN FIELD IRF = IRON ROD FOUND --- PERENNIAL LIMITS 390+|390+ SIGHT DISTANCE PROPOSED WELL LOCATION RECREATION AREA OF 25% SLOPE AND NON BUILDABLE

WOODLAND

PROPERTY INFORMATION

ZONING DISTRICT: A-1

PARCEL ID: 1420100005

ADDRESS: 8942 CROAKER ROAD

<u>a</u> LOT 64 LOT 65

TERRAIN

STATE OF VIRGINIA. JAMES CITY COUNTY IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 13 DAY OF BECEMBER. 2005. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 050029505
TESTE D.C BY BETSY S. WOOLRIDGE, CLERK

2 25/24 P.B. 48 PG. 92

EDGE OF WETLANDS-LOT 58 & WATERS OF U.S. LIMIT LOT 59 LOT 60 LOT 61 LOT 3 4.28 ACRES RECREATION AREA

AREA LOT 2 LOT 63

> LOT 1 WELL LOT

CROAKER ROAD STATE ROUTE 607 VARIABLE WIDTH R/W

10' R/W DEDICATION TO VDOT

390+ | 390+

614

LOT 56

LOT 57

L15

LOT 4

3.05 ACRES

FRONT SBL-

100' FROM (W) & ROAD

N 08'15'13" E 312.89" A--

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 et seq., THE "REGULATIONS").

#F050029

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY CLYDE C. DAVIS, JR. AOSE 161, 7620 DAVIS POND ROAD, WEST POINT, VA 23181 (804) 843-3029. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO #380 OF THE REGULATIONS THE APPROVAL IS NOT AN ASSURANCE THAT SEWAGE 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 ONSITE SEWAGE 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 APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE 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

- BUILDING

(TYPICAL)

SETBACK LINE

TRAILER

TRAILER

- EX. GRAVEL DRIVE

PERMITS ARE ISSUED. LOT 55 100

Scale: 1" = 100

N/F BYRON A. MURPHY RESIDUAL LAND INST. #020027091 PARCEL ID: 1420100005

±15.11 ACRES REMAINING

BYRON A. MURPHY

PARCEL "B"

INST. #980004299

PARCEL ID: 1420100005B

-EXISTING FENCE

STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.

PANEL 510201 0010B, DATED FEBRUARY 6, 1991

10. DRAIN FIELD LOCATIONS AND SIZE BY OTHERS.

12. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION

NUMBER DIRECTION

CERTIFICATE OF APPROVAL

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

VIRGINIA DEPARTMENT OF TRANSPORTATION Valerie Obrdan VIRGINIA DEPARTMENT OF HEALTH SUBDIVISION AGENT OF JAMES CITY COUNTY

ENGINEERS OR SURVEYORS 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.

CHARLES A. CALHOUN, L.S. #002554

GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
- 3. WETLANDS AND RPA BUFFER SHOWN TAKEN FROM ENVIRONMENTAL SURVEY BY RICKMOND+BURY.
- 4. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- 5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- LOTS SHOWN ARE TO BE SERVED BY PRIVATE SEWER AND WATER.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH
- 9. THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY
- 11. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.

LINE TABLE

	The same of the sa	1 DININUL
L6	S 30'44'32" E	49.95
1,7	S 47'41'23" E	238.42'
L8	S 35'49'25" E	45.58'
L10	N 32°15'39" W	104.31'
L11	N 56°21'51" W	141.11'
L12	N 71'45'12" E	109.30'
L13	S 81°44'47" E	46.70'
L14	N 08'15'13" E	148.19'
L15	S 08°15'13" W	115.93'
L18	S 58°49'02" W	155.36'
L19	N 79°46'31" W	95.34'
L20	N 66°37'19" W	58.17'
L21	N 31°43′58" W	74.17'
L22	N 08°15'13" E	76.04

DISTANCE

SUBDIVISION PLAT OF

TWO LOTS ON CROAKER ROAD FOR

P.W. DEVELOPMENT

LOCATED IN JAMES CITY COUNTY, VIRGINIA

DATE: 6/07/05 SCALE 1"=100' JOB# 04-676 REV. 12/02/05



5810-F Mooretown Road, Williamsburg, VA 23188 Phone: (757) 565-1677 Fax: (757) 565-0782 web: landtechresources.com

CURVE TABLE NO. DELTA CHORD BEARING TANGENT RADIUS ARC N 15°15'52" E 137.45 1117.63 273.52 272.84 C1 14°01'20" N 23°42'22" E 27.91 1117.63 55.81 55.80 C2 02°51'39"

N/F BYRON A. MURPHY RESIDUAL LAND

INST. #020027091

±15.11 ACRES REMAINING

CONCRETE PAD PARCEL ID: 1420100005

EXISTING 30' INGRESS

& EGRESS EASEMENT