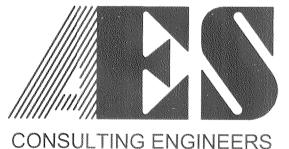
#0500 29928 CERTIFICATION OF SOURCE OF TITLE: THOMAS A. WAIKER GRAPHIC SCALE THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY LAND HOLDING. 25' 25' 50' LLC. A VIRGINIA LIMITED LIABILITY COMPANY TO THOMAS A. WALKER BY DEED DATED OCTOBER 20, 2004 AND RECORDED IN THE CLERK'S OFFICE OF HANSFORD, NANNIE & THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF PAULETTE C. TALIAFERRO JAMES CITY, VIRGINIA AS L.R.# 040027828. SCALE: 1'' = 25'(64)D.B. 466, PG. 623 OWNER'S CONSENT AND DEDICATION Busch Service THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE RICHARD C. & LEONAR FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE MARY MARROW UNDERSIGNED OWNERS. DOC. #030013271 D.B. 126, PG. 10 THOMAS A. WALKER 0.24'DATE -150.61' TO IPF homas/NOINER IPF S28'27'20"E 114.26" PRINTED NAME NOTARY STATE OF VIRGINIA, CITY/COUNTY OF WILLIAMSBURG/YORK, TO-WIT: LOT 4B EXISTING CLEANOUT CS BALCKMANN A NOTARY PUBLIC IN AND FOR THE CITY/ 13,799 S.F. TO SERVE LOT 4B COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE 0.316 AC. PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID. - CENTERLINE EX. **VICINITY MAP** 35' REAR B.S.L. 20' PERMENANT GIVEN UNTO MY HAND THIS 28 DAY OF OCTOBER H.R.S.D. EASEMENT SCALE: 1" = 2000'± D.B. 347, PG 756 MY COMMISSION EXPIRES MARCH AREA TABULATION MOTARY PUBLIC EX. LOT 4 EXISTING LOT 4 = 24,686 S.F. OR 0.57 AC. GENERAL NOTES SADIE LEE TAYLOR 100 SUBDIVISION 1. PROPERTY IS ZONED R-2, GENERAL RESIDENTIAL DISTRICT PROPOSED LOT 4A = 10,887 S.F. OR 0.25 AC. 10' B.S.L. 2. TAX PARCEL (59-1)(2-13). PROPOSED LOT 4B = 13,799 S.F. OR 0.32 AC. 3. PROPERTY ADDRESS IS: 136 MAGRUDER AVENUE N32°09'11"W 87.24' TOTAL = 24,686 S.F. OR 0.57 AC.MAURICE RAY DIXON FRONT = 50' FROM & ROAD SADIE LEE TAYLOR CORNELIA C. BURRELL, EST. SIDE = 10'SUBDIVISION LOT 4A SADIE LEE TAYLOR REFERENCES: WOOD SHED REAR = 35'10,887 S.F. SUBDIVISION DEED BOOK 90, PAGE 722-724 D.B. 228, PG. 679 DEED BOOK 126, PAGE 10 DOC. #030000856 0.249 AC. 5. IF LOT IS LESS THAN 20,000 SQUARE FEET, MINIMUM WIDTH AT - EX. METAL D.B. 35. PG. 128 TAX PARCEL (59-1)(2-13A) 5.5'-DEED BOOK 147, PAGE 311-312 & 317 SETBACK LINE IS 75 FT. TAX PARCEL (59-1)(2-12)DEED BOOK 147, PAGE 318-319 & 324 IF LOT IS MORE THAN 20,000 SQUARE FEET BUT LESS THAN 43.560 EX. SAN MANHOLE SQUARE FEET. MINIMUM WIDTH AT SETBACK LINE IS 100 FEET. DEED BOOK 228, PAGE 679 35' REAR B.S.L. DEED BOOK 282, PAGE 37-38 6. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS -EX. CONCRETE PAD DEED BOOK 347, PAGE 537-538 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION DEED BOOK 347, PAGE 756-758 & 765 PROPOSED EX. SANITARY SEWER DEED BOOK 450, PAGE 422 CLEANOUT 7. THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PLAT BOOK 9. PAGE 35 TO SERVE PANEL 510201-0050B, DATED 2/6/1991 OF THE FLOOD INSURANCE INST #040027828 LOT 4A RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA, ZONE X IS DEFINED EX. CONCRETE PAD AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. EX. 2 CERTIFICATE OF APPROVAL STORY 8. THESE LOTS ARE SERVED BY PUBLIC WATER AND SEWER. VINYL SIDED THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED 9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON EX. HVAC ON DWELLING IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS EX. DWELLING THIS PLAT SHALL REMAIN PRIVATE. CONCRETE PAD 10'11 32.9' AND MAY BE ADMITTED TO RECORD. 10. UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION NEW 20' JCSA UTILITY ESMT FRONT B.S.L. 19-33 OF THE SUBDIVISION ORDINANCE. CENTERED OVER EXISTING MANHOLE 41.1' 11. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE - 10' JCSA SANITARY SEWER EASEMENT 10/27/05 EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE D.B. 147, PG. 311 5' STRIP RESERVED FOR -PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE VIRGINIA DEPARTMENT OF FUTURE HIGHWAY WIDENING EX. CONCRETE -10' JCSA WATERLINE EASEMENT THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY TRANSPORTATION SIDEWALK D.B.228. PG. 679 D.B. 147, PG. 18 CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER, ADDITIONALLY, JCSA SHALL NOT BE 150.28' TO IPF 85.00'm WM 25.00' IPF BENT HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS N3371'00"W 110.00 EASEMENT, FROM ANY CAUSE. 12" CCP SUBDIVISION AGENT OF JAMES CITY COUNTY DATE -15" CCP 12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH EX. MAILBOX STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE SURVEYOR'S CERTIFICATE EX. EDGE OF PAVEMENT EX. DITCH STATE OF VIRGINIA EX. Q -CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 1914 DAY I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND LEGEND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF FRONT SETBACK 50' FROM OF December, 2005 MAGRUDER AVENUE CENTERLINE OF MAGRUDER AVENUE IRF = IRON ROD FOUND THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE IRS = IRON ROD SET (LESS THAN 50' R/W) OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF ROUTE #656 B.S.L. = BUILDING SETBACK LINE SUBDIVISIONS WITHIN THE COUNTY. LAW DIRECTS. @ 8:5( AM APM WM = WATER METER (40' R/W) CO = SEWER CLEAN OUT INSTRUMENT # 050029928 GM = GAS METER y. T. W. 5/2/05 TESTE: Bitsy B-Woodnidge Cash By Clauden Harkled 3 EX. = EXISTINGG. T. WILSON, JR., L.S. #1183 DATE C = CENTERLINE BETSY B. WOOLRIDGE, CLERK



WILLIAMSBURG • RICHMOND

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

PLAT OF SUBDIVISION
BEING LOT 4
SADIE LEE TAYLOR SUBDIVISION

OWNED BY: THOMAS A. WALKER

ROBERTS DISTRICT

COUNTY OF JAMES CITY

G.T. WILSON, JR. 7 No. 1183

VIRGINIA

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nomen/comme			
3	8/30/05	REVISED PER J.C.C. COMMENT LETTER DATED 8/29/05	AWT
2	8/16/05	REVISED PER J.C.C. COMMENT LETTER DATED 8/2/05	AWT
1	7/27/05	REVISED PER J.C.C. COMMENT LETTER DATED 7/26/05	AWT
lo.	DATE	REVISION / COMMENT / NOTE	BY

DRAWN		
AWT		
Date		
5/2/05		
ct No.		
586		
Drawing No.		
of 1		