

#### OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS THE CURRY SUBDIVISION, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS, PROPREITORS AND/OR TRUSTEES.

SIGNED: Clarence F. Curry TRUSTER

SIGNED: Sodie Cleatine Monn CURRY SADIE CELESTINE MANN CURRY

#### NOTARY CLAUSE

COMMONWEALTH OF VIRGINIA:

I, LOUGINE YN. CANING A NOTARY
PUBLIC IN AND FOR THE CITY/COUNTY AND STATE
AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S)
WHOSE NAME IS/ARE SIGNED TO THE FOREGOING
WRITING HAS/HAVE ACKNOWLEDGED THE SAME
BEFORE ME IN MY CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 20 DAY OF

MY COMMISSION EXPIRES 9-30-08

#### **SOURCE OF TITLE:**

PROPERTY SHOWN HEREON WAS CONVEYED TO THE CLARENCE F. CURRY REVOCABLE TRUST BY DEED OF GIFT DATED JULY 31, 1997, FROM CLARENCE F. CURRY AND SADIE CELESTINE MANN CURRY AND RECORDED AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR WILLIAMSBURG AND JAMES CITY COUNTY AS INSTRUMENT # 970013281

### CERTIFICATE OF APPROVAL:

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

SIGNED: DATE: 10/2/00 SUBDIVISION AGENT OF JAMES CITY COUNTY

SIGNED: DATE: 9/07/0

VIRGINIA DEPT. OF MANSPORTATION

#### SURVEYORS 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.

SIGNED DATE JULY 14, 2005

SPEARMAN & ASSOCIATES, P.C.
SURVEYING & PLANNING

5682-A Mooretown Road — Williamsburg, Virginia

1757) 253-8720

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on

at 8:44 AM/PM. PB PG

DOCUMENT # 60025206

BETSY B. WOOLRIDGE, CLERK

Clerk

## ADDITIONAL NOTES: 1.) THERE IS HEREBY RESERVED A 10' EASEMENT FOR DRAINAGE & UTILITIES INSIDE EACH FRONT PROPERTY LINE AND ON EITHER SIDE OF EACH SIDE PROPERTY LINE.

2.) THE JCSA CONSTRUCTION INSPECTOR, CHRIS COURSON, SHALL BE CALLED PRIOR TO WATER AND SEWER CONNECTIONS AT (757) 592-1803, IN ORDER TO BE ON-SITE AT THE TIME OF SUCH CONNECTIONS.

3.) ALL COMPONENTS OF THE WATER DISTRIBUTION AND SANITARY SEWER SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE LATEST EDITION OF THE 'JCSA DESIGN AND ACCEPTANCE CRITERIA FOR WATER DISTRIBUTION AND SANITARY SEWER SYSTEMS', 'THE HRPDC REGIONAL CONSTRUCTION STANDARDS' (THIRD EDITION WITH AMENDMENTS DATED JANUARY 2003), AND THE COMMONWEALTH OF VIRGINIA DEPARTMENT OF HEALTH 'WATERWORKS AND SANITARY SEWER REGULATIONS'. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS AND PRODUCTS ON ALL PROJECTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE WORK. A COPY OF THE JCSA DESIGN & ACCEPTANCE CRITERIA AND HRPDC REGIONAL CONSTRUCTION STANDARDS MUST BE KEPT ON-SITE BY THE CONTRACTOR DURING TIME OF INSTALLING, TESTING AND CONVEYING THE FACILITIES TO JCSA.

4. | ONLY JCSA PERSONNEL AR AUTHORIZED TO OPERATE VALVES ON EXISTING JCSA WATER MAINS.

5. | BEDDING OF JCSA UTILITIES SHALL BE IN ACCORDABNCE WITH HRPDC DETAIL ES\_01.

6. ) JOINT RESTRAINT SHALL BE PROVIDED IN ACCORDANCE WITH MINIMUM REQUIREMENTS OF JCSA DETAIL JR. 1, UNLESS SHOWN OTHERWISE ON THE PLANS. ALL PRESSURE PIPELINES SHALL HAVE JOINT RESTRAINT.

7. ) THREE FEET MINIMUM COVER BELOW FINISHED GRADE SHALL BE MAINTAINED OVER THE PROPOSED WATERLINE.

REQUIRED

/ 0+30 & 0+55

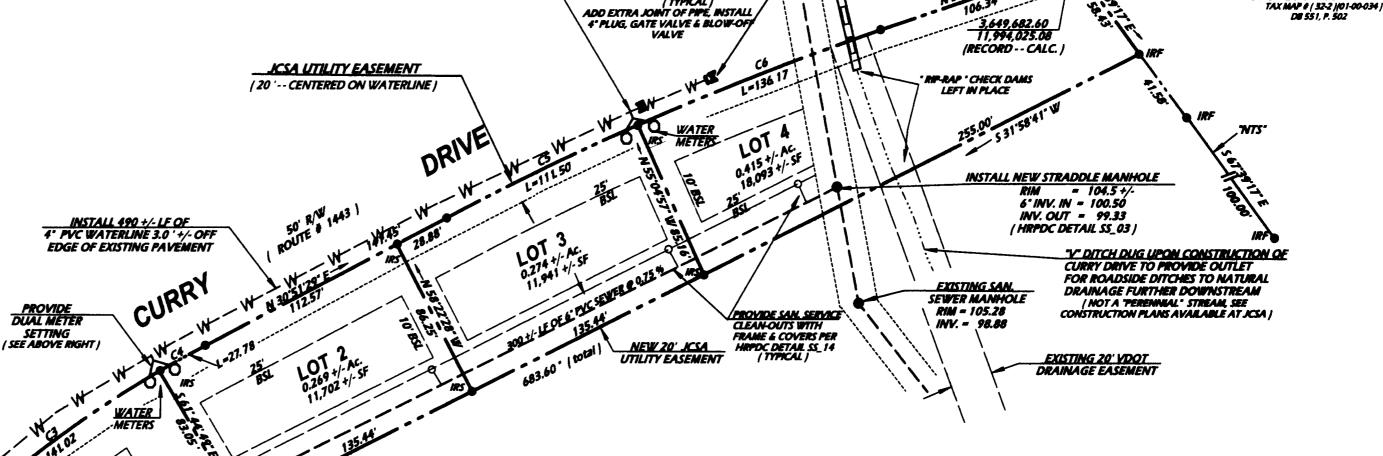
REPLACE WITH

2 8' VALVES,

8" x 4" REDUCER

24 N

#### GRAPHIC SCALE 100 LEGEND : CURVE --- DATA --- TABLE - IRON PIPE FOUND Tangent 14.88 Chord Id C1 Delta Arc Length Ch Bear - IRON PIPS SET N 64'41'50' W 05'58'06' 285.42 29.73 29.72' = IRON ROD FOUND 82'48'48' *36.10*° 22.02" 33.04" N 26'19'37' W = IRON ROD SET CZ 24.97 BSL = BLDG. SETBACK LINE **C3** 13'13'27" 611.00 141.02" 70.83 140.71' N 21'38'28' E TXMP = TAXMAP C4 02'36'18" 610.92 27.78 13.89 27.77 N 29'33'24' E = SOIL TEST HOLE **C5** 04'03'23' 1575.00 111.50 *55.77*′ 111.48' N 32'53'10" E (IF APPLICABLE) C6 04'57'13" 136.17' 68.13' 136.13' N 37'23'29" E CMF = CONC. MON. FOUND CMS = CONC. MON. SET 1575.00 EXISTING SAN. SEWER MANHOLE RIM = 107.31 EXISTING 20' KSA SAN. SEWER EASEMENT INV. = 100.51 PROVIDE DUAL WATER SERVICE LINE AND 2 WATER METERS PE HRPDC DETAIL WD 01/SINGLE AND DUAL SERVICE CONNECTIONS ). ( TYPICAL ) ADD EXTRA JOINT OF PIPE, INSTALL 4" PLUG, GATE VALVE & BLOW-OF VALVE (RECORD - - CALC. ) MP-RAP ' CHECK DAMS LEFT IN PLACE



NOW OR FORMERLY HEZIKIAH B. FRAZIER, Jr.

TAX MAP # ( 32-2 )( 01-00-037 )

PB 89, P. 42 INST. # 030004982

GENERAL NOTES:

3,649,080.52
11,993,717.09
NOW OR FORMERLY
(RECORD - CALC.)
HEZIKIAH B. FRAZIER, Jr.
1AX MAP # | 32-2| | 01-00-037 |
PB 89, P. 42
HIST. # 030004982

AND BLOW OFF VALVE

GENERAL NOTES:

1. | PROPERTY ADDRESS: # 209 CURRY DRIVE.

2. | PROPERTY IS ZONED "R2".

3. | PROPERTY IS ZONED "R2".

3. | PROPERTY TAX MAP # = ( 32-2 ) | 01-00-033 |
4. | IMPROVEMENTS ON PROPERTY APPEAR TO BE IN FLOOD HAZARD ZONE "X", | AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN)
AS SHOWN ON COMMUNITY PANEL 510 201 0035B WHICH WAS
PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SAID PANEL HAS OFFICIAL EMERGENCY MANAGEMENT AGENCY.

FRAME & COVER

6" x 4" REDUCER,

RIM = 112.80

INV. = 105.75 (HRPDC DETALSS 11)

4" SERVICE LINE & CLEAN-OUT

(TYP.)

SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 6, 1991

6. ) IN ACCORDANCE WITH SECTION 19-29 (I) OF THE SUBDIVISION ORDINANCE:

"UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

7. | TOTAL AREA SUBDIVIDED = 59,904 +/- Sq. Ft. OR 1.215 +/- ACRES.

8. ) MINIMUM LOT SIZE = 10,000 Sq. Ft. 9. ) MINIMUM SETBACK REQUIREMENTS.

DEDICATED TO THE JAMES CITY SERVICE AUTHORITY.

FRONT = 25'
REAR = 35' (EXCEPT FOR THOSE LOTS FRONTING CURRY DRIVE)

SIDE = 10'
10. | ON APRIL 7, 2005 THE JAMES CITY COUNTY BOARD OF ZONING
APPEALS GRANTED A VARIENCE TO SECTION24-259(c), SPECIAL PROVISIONS
FOR CORNER LOTS. THAT VARIENCE APPLIES TO LOT # 1 SHOWN HEREON.
ALSO GRANTED WAS A VARIANCE TO SECTION 24-258 (b), YARD REGULATIONS.
THAT VARIANCE ALLOWS 25' REAR SETBACKS AS SHOWN ON LOTS 2, 3 AND 4
HEREON. THAT CASE WAS BZA # ZA-01-05.

11.) IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE ANY NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

12.) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.

13.) NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

14.) EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE THE EXCLUSIVE THE PRIVATE OF THE

14. | EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS, WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS, MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THESE EASEMENTS, FROM ANY CAUSE.

15. | ALL WATER AND SEWER FACILITIES WITHIN THE JCSA EASEMENTS SHALL BE

WILLIAMSBURG/JAMES CITY COUNTY RECORDED 10 DAY OF October 2006

Betan B. Woodridge, Clark
Ballacha HBIrkling Clark

PLAT RECORDED AS

INSTRUMENT # 060025206

# SUBDIVISION PLAT OF PROPERTY STANDING IN THE NAME OF CLARENCE F. CURRY REVOCABLE TRUST

BEING
1.215 +/- ACRES, PART OF "TAPLERS"
SITUATED IN POWHATAN DISTRICT

JAMES CITY COUNTY

VIRGINIA

**NOW OR FORMERL!** 

GEORGE & LILLIAN FRAZIER

SCALE: 1" = 50

DATE; JULY 14, 2005 REVISED: NOV. 30, 2005 PER COUNTY COMMENTS