

# # 064394

**OWNERS CERTIFICATE**

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

8/30/06 DATE  
 8/30/06 DATE  
 Fred R. Howard OWNER  
 Cathy R. Howard OWNER

**GENERAL NOTES:**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 75, PG. 30.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #510294 0005 B DATED MARCH 2, 1994.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. LOT 13 B TO BE SERVED BY PUBLIC WATER & SEWER.

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF James City, I, Donna Conklin, A 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 30th DAY OF August, 2006. MY COMMISSION EXPIRES June 22, 2007.  
 Donna D. Conklin  
 NOTARY PUBLIC

**CERTIFICATE OF SOURCE OF TITLE**

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF FRED R. & CATHY R. HOWARD AS RECORDED IN THE CLERKS OFFICE THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG / JAMES CITY COUNTY, VA. AS INSTRUMENT #022348.

**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 FOR THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY.

8/30/2006 DATE  
 Matthew H. Connolly, V.S. #002053

**CERTIFICATE OF APPROVAL**

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

9/22/06 DATE  
 Reed T. Neftz  
 SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

**STATE OF VIRGINIA, CITY OF WILLIAMSBURG**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 20 DAY OF December, 2006. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE TESTE BY Betsy B. Woolridge, Clerk  
 Claudie Adkins Clerk

**PROPERTY INFORMATION**

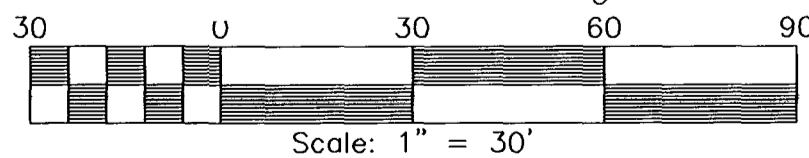
CURRENT PARCEL ID: 552-05-00-013  
 LOT 13 A: 40,272 S.F./0.925 AC.  
 LOT 13 B: 18,071 S.F./0.415 AC.  
 TOTAL NEW AREA: 58,343 S.F./1.34 AC.  
 ZONING DISTRICT: RS-1  
 BUILDING SETBACK (SBL)  
 FRONT = 35'  
 REAR = 25'  
 SIDE = 15'

DATE: 5/15/06  
 SCALE: 1"=30'  
 JOB# 06-227  
 OLD JOB# 02-477  
 REFERENCES:  
 P.B. 75/30

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on 20 December 2006 at 10:05 AM/PM/PB PG DOCUMENT # 064394  
 BETSY B. WOOLRIDGE, CLERK  
 Betsy B. Woolridge Clerk

LINE TABLE

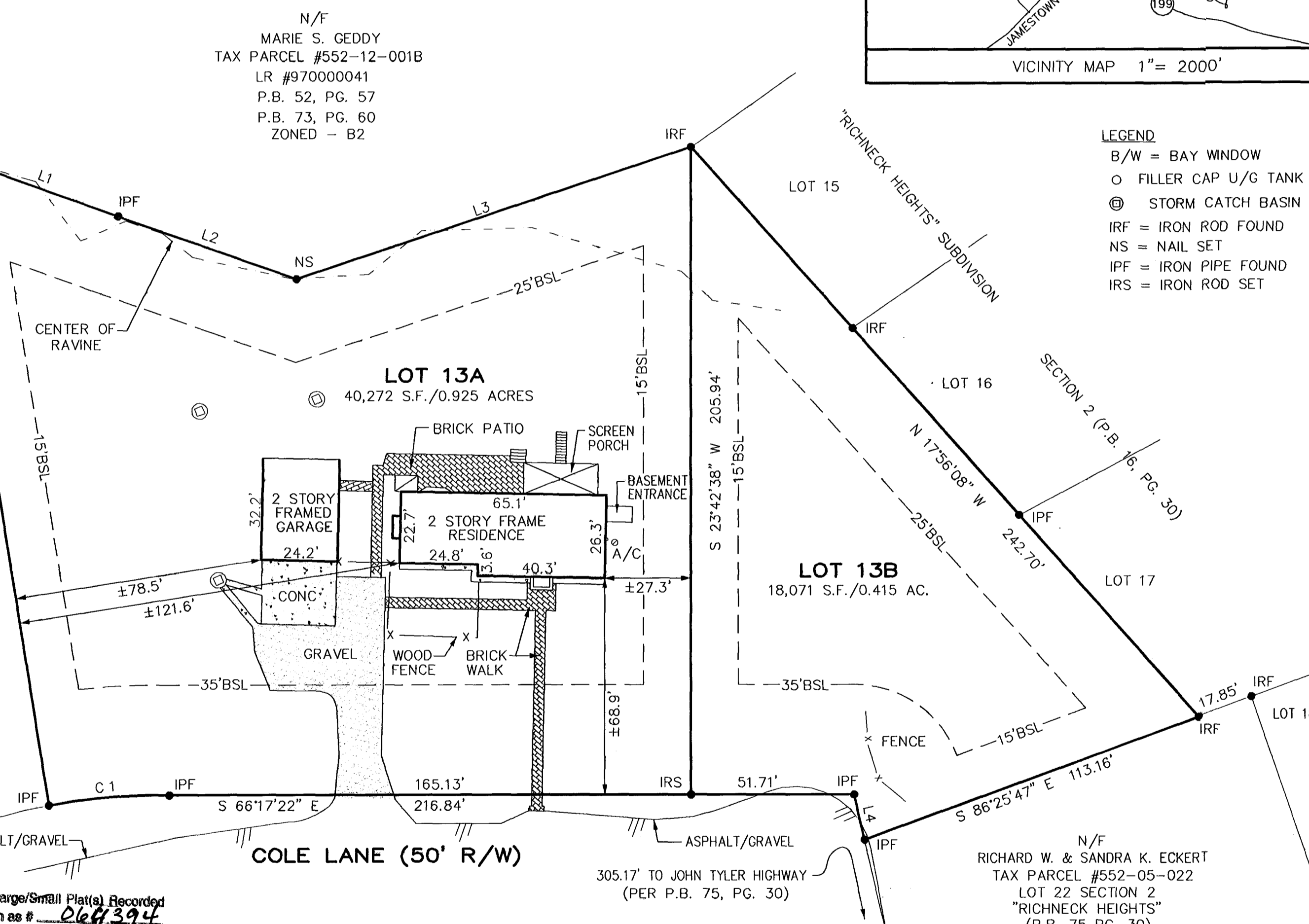
NO.	DIRECTION	DIST.
L1	N 46°20'19" W	58.13'
L2	N 46°48'28" W	59.91'
L3	N 84°50'08" W	131.71'
L4	S 10°39'38" W	14.76'



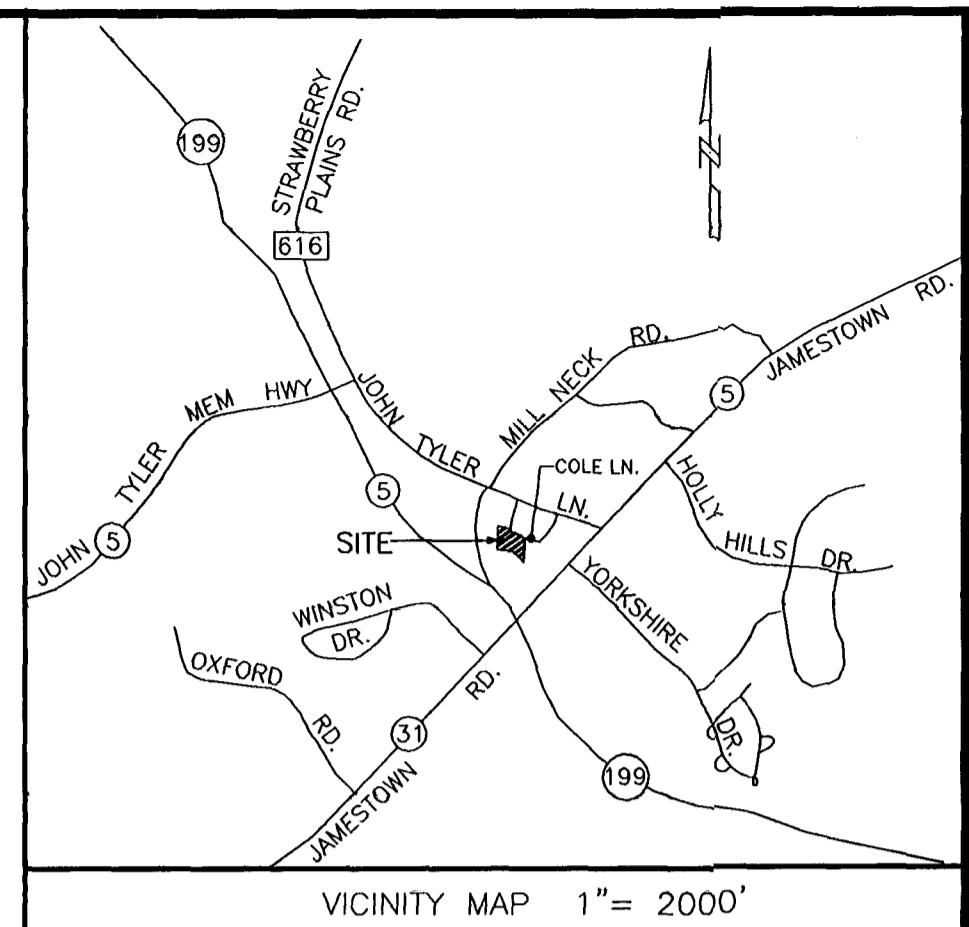
CURVE TABLE

NO.	DELTA	CH. BEARING	TAN. RAD.	ARC	CHORD
C1	12°09'05"	S 71°03'28" E	19.22	180.54	38.22

ADDRESS:  
 12 COLE LANE  
 WILLIAMSBURG, VA



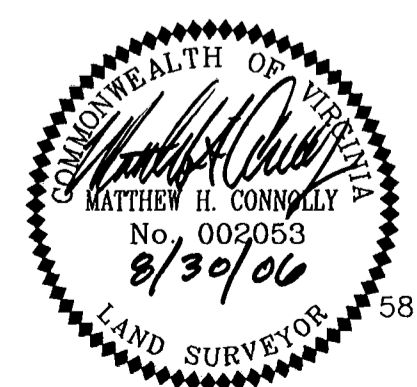
N/F  
 MARIE S. GEDDY  
 TAX PARCEL #552-12-001B  
 LR #970000041  
 P.B. 52, PG. 57  
 P.B. 73, PG. 60  
 ZONED - B2



- LEGEND**
- B/W = BAY WINDOW
  - FILLER CAP U/G TANK
  - ⊙ STORM CATCH BASIN
  - IRF = IRON ROD FOUND
  - NS = NAIL SET
  - IPF = IRON PIPE FOUND
  - IRS = IRON ROD SET

RESUBDIVISION OF  
 NEW LOT 13A RICHNECK HEIGHTS - SECTION 2  
 (PLAT BOOK 75 @ PAGE 70)

For:  
**FRED R. & CATHY R. HOWARD**  
 City of Williamsburg, Virginia



**LandTech Resources, Inc.**  
 Surveying • Mapping • Land Design  
 5810-F Mooretown Road, Williamsburg, Virginia 23188  
 Phone: (757) 565-1677 Fax: (757) 565-0782  
 web: landtechresources.com