

#070024039

OWNERS CERTIFICATE

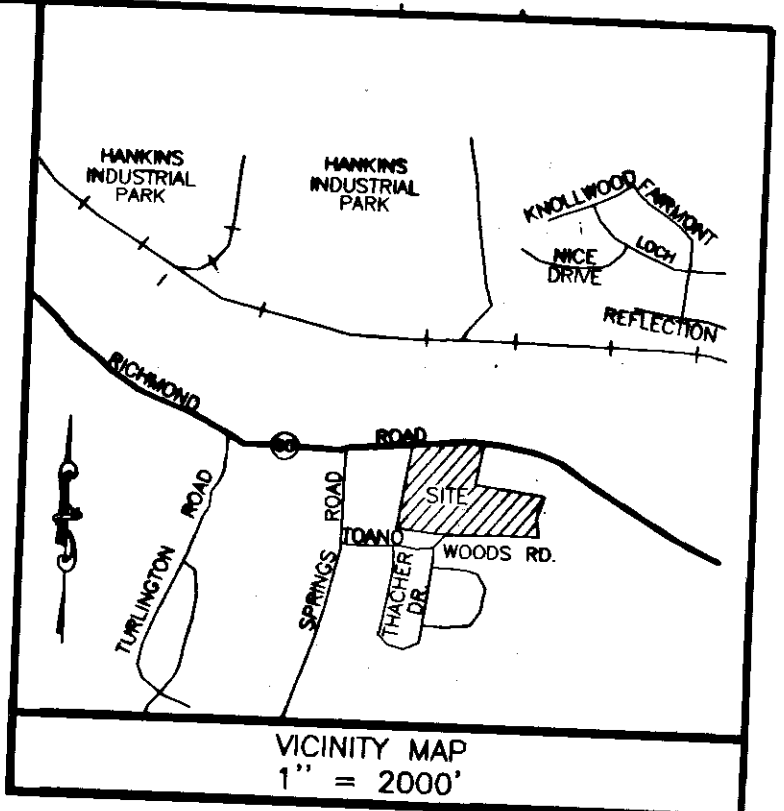
THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Charles D Crawford 4/23/07 Charles D Crawford
SIGNATURE DATE PRINTED NAME

Susan L Crawford 4/23/07 Susan L Crawford
SIGNATURE DATE PRINTED NAME

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. 65, PG. 54
2. THE PERIMETER PROPERTY LINES SHOWN ON THIS PLAT ARE BASED ON PLATS AND AND DEEDS FOUND IN THE JAMES CITY COUNTY COURTHOUSE AS NOTED. THEY DO NOT REFLECT ANY ADVERSE RIGHTS BY ADJOINERS THAT MAY HAVE BEEN GAINED BUT NOT PERFECTED.
3. THIS FIRM MADE NO INSPECTION OF PROPERTY FOR POTENTIAL HAZARDOUS WASTE.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
6. PROPOSED LOTS SHALL BE SERVED BY PUBLIC WATER & SEWER.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
8. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
9. PARCEL LIES IN F.I.R.M. ZONE "X", ACCORDING TO COMMUNITY PANEL # 510201 0020 B DATED FEB. 6, 1991.
10. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO INSTALL RESOURCE PROTECTION AREA SIGNS (RPA) IDENTIFYING THE LANDWARD LIMIT OF THE RPA ON PARCEL 1 SHOWN HEREON AS SPECIFIED IN SECTION 23-7(c), OF THE CHAPTER 23, CHESAPEAKE BAY PRESERVATION ORDINANCE.
11. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED 10/03/06.
12. PROPERTY LINES SHOWN WERE ESTABLISHED BY FIELD EVIDENCE FOUND AND RECORD DOCUMENTS AS NOTED.



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF York, I, Charles A. Calhoun, 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 23rd DAY OF April, 2007. MY COMMISSION EXPIRES 1-31-2011.
Charles A. Calhoun
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF CHARLES D. & SUSAN L. CRAWFORD AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT # 030006779

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.
4/12/07
DATE
Charles A. Calhoun
CHARLES A. CALHOUN, L.S. # 002554

PROPERTY INFORMATION

PARCEL ID: 1330100003
EXISTING ADDRESS:
#7709 RICHMOND ROAD
JAMES CITY COUNTY, VA
AREA OF PARCEL 1 = 657,756 S.F. / 15.10 AC.
AREA OF PARCEL 1A = 330,915 S.F. / 7.60 AC.
TOTAL AREA OF SUBDIVISION : 988,671 S.F. / 22.70 AC.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
4/27/07
DATE
Virginia Department of Transportation
VIRGINIA DEPARTMENT OF TRANSPORTATION
3/17/07
DATE
Subdivision Agent of James City County
SUBDIVISION AGENT OF JAMES CITY COUNTY

PARCEL 1 ZONING

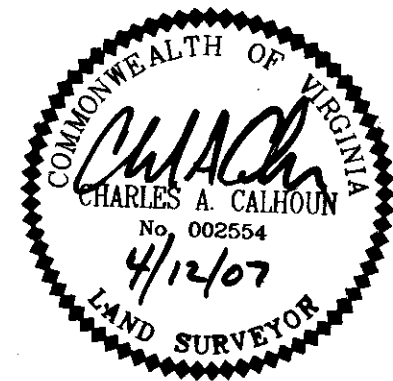
ZONING DISTRICT: A-1 (GENERAL AGRICULTURE DISTRICT)
BUILDING SETBACK (SBL)
FRONT = 50'
REAR = 35'
SIDE = 15'

STATE OF VIRGINIA - JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 23 DAY OF August, 2007. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK _____ PAGE _____.
TESTE BY Betsy B. Woolridge, Clerk
BY Claudia H. Bickel Dep. CLERK

PARCEL 1-A ZONING

ZONING DISTRICT: B-1 (GENERAL BUSINESS DISTRICT)
BUILDING SETBACK (SBL)
FRONT = 50'
REAR = 50'
SIDE = 50'



SUBDIVISION PLAT OF THE LAND OF
CHARLES D. & SUSAN L. CRAWFORD
LOCATED ON RICHMOND ROAD - U.S. ROUTE # 60
POWHATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 01/11/07 SCALE 1"=100' JOB# 06-406

LandTech Resources, Inc.
Surveying - Engineering - GPS
5810-F Mooretown Road, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

2 Large/Small Plat(s) Recorded herewith as # 070024039

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 3:37 PM/PM, PG. 23 August 2007
DOCUMENT # 070024039
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk