

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY EDWARD A. RIBOCK TO COLONIAL RENTALS, L.L.C. BY DEED DATED JANUARY 24, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #050001530 ON JANUARY 28, 2005.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT AND TITLED FORT MAGRUDER HEIGHTS LOT 10 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Edward A. Ribock 2-14-08
COLONIAL RENTALS, L.L.C. DATE

BY: Edward A. Ribock 2-14-08
PRINTED NAME TITLE DATE

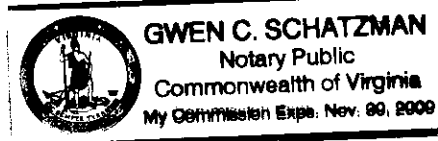
CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY JAMES CITY

I, GWEN C. SCHATZMAN
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 NAME THIS 14th

DAY OF FEB., 2008. MY COMMISSION EXPIRES 11/30/09.

Gwen C. Schatzman 361448
SIGNATURE



SURVEYOR'S 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.

Robert D. Mann 2/11/08
ROBERT D. MANN, L.S. #002509 DATE

CERTIFICATE OF APPROVAL

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

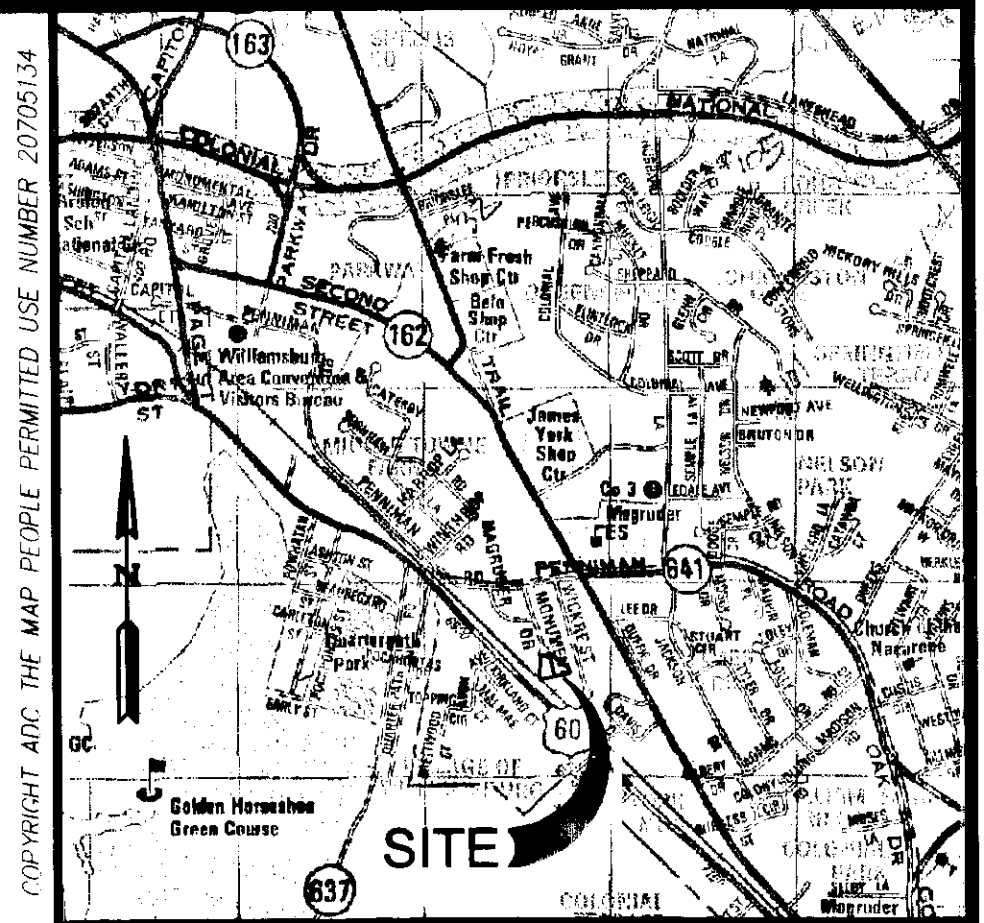
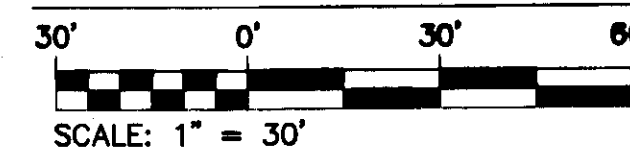
W. Brown 2/12/08
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 3/6/08
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

GENERAL NOTES

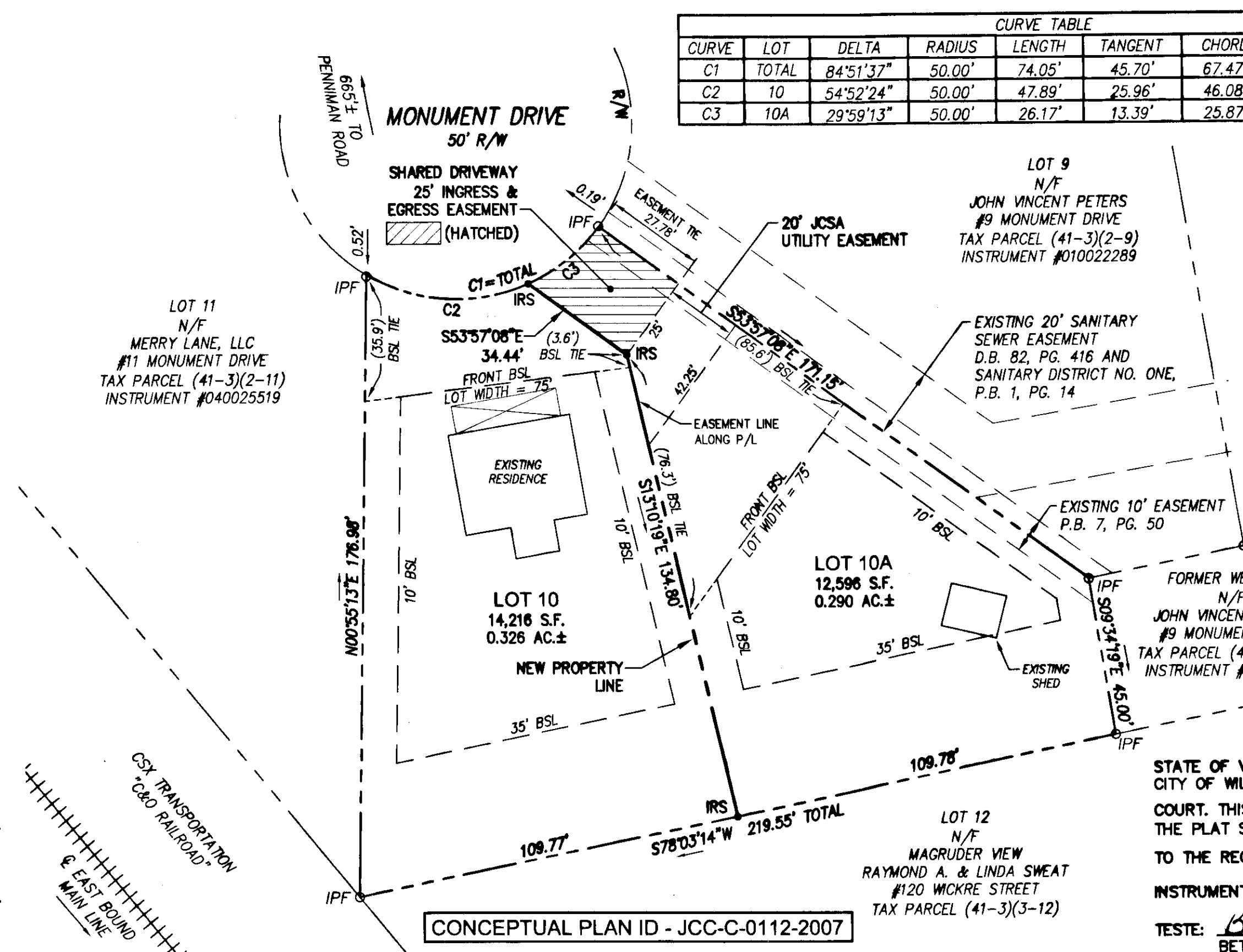
- PROPERTY IS ALL OF TAX MAP PARCEL (41-3)(2-10).
- PROPERTY IS CURRENTLY ZONED "R2" (GENERAL RESIDENTIAL DISTRICT, R-2).
- PROPERTY ADDRESS: 10 MONUMENT DRIVE.
- SETBACKS REQUIREMENTS: AS SHOWN.
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS AND PLATS OF RECORD. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDE AND COVENANTS OF RECORD.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- NO CONCRETE OR PAVEMENT SHALL BE INSTALLED OVER THE 20' JCSA UTILITY EASEMENT.
- 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 THIS EASEMENT, FROM ANY CAUSE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTY LIES IN FIRM ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NUMBER 51095C0145C, EFFECTIVE DATE SEPTEMBER 28, 2007.
- THIS PROPERTY DOES NOT LIE WITHIN THE RESOURCE PROTECTION AREA.

GRAPHIC SCALE



VICINITY MAP
SCALE: 1" = 2000'

CURVE TABLE							
CURVE	LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	TOTAL	84°51'37"	50.00'	74.05'	45.70'	67.47'	N78°23'33"E
C2	10	54°52'24"	50.00'	47.89'	25.96'	46.08'	S86°36'50"E
C3	10A	29°59'13"	50.00'	26.17'	13.39'	25.87'	N50°57'22"E



AREA TABULATION

FORMER LOT 10 = 26,812 S.F. OR 0.616± AC.

NEW LOT 10 = 14,216 S.F. OR 0.326± AC.

NEW LOT 10A = 12,596 S.F. OR 0.290± AC.

TOTAL = 26,812 S.F. OR 0.616± AC.

Large/Small Plat(s) Recorded herewith as # 080007599

LEGEND

- IPF = IRON PIPE FOUND
- IRS = IRON ROD SET
- P/L = RIGHT-OF-WAY
- R/W = RIGHT-OF-WAY
- N/F = NOW OR FORMERLY
- BSL = BUILDING SETBACK LINE

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 13 DAY OF March, 2008. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:44 AM/PM
INSTRUMENT # 080007599
TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK

CONCEPTUAL PLAN ID - JCC-C-0112-2007

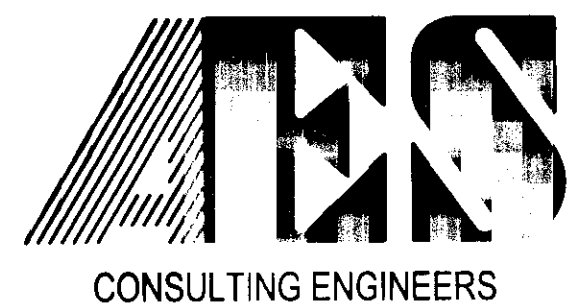
PLAT OF SUBDIVISION
LOT 10
FORT MAGRUDER HEIGHTS
OWNER: COLONIAL RENTALS, L.L.C.

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY
1	2/11/08	JCC-S-0088-2007, JCC COMMENT LETTER DATED 12/31/07	CMA RDM

Designed AES	Drawn CMA/AWT
Scale 1"=30'	Date 11/7/07
Project No. 25862	
Drawing No. 1 of 1	



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

WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

S:\Survey\25862\00-L-10-MagruderHeights.dwg(SunPlats\25862\00Subd-Lot 10.dwg, 2/12/2008 7:44:25 AM, mike.apperson)

080007599