

090033966

**CERTIFICATE OF SOURCE OF TITLE**

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF ALMA V. WALLACE ESTATE PER INSTR. #06006301W AND WAS ACQUIRED BY ALVA V. WALLACE BY DEED DATED DECEMBER 7TH, 1979 RECORDED IN DEED BOOK 200 PAGE 147 IN THE CLERK'S OFFICE OF JAMES CITY COUNTY.

**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.

12/11/09 Evelyn O. Frink  
 DATE EVELYN O. FRINK - CO-EXECUTOR  
 12/11/09 Roland T. Wallace  
 DATE ROLAND T. WALLACE - CO-EXECUTOR

**CERTIFICATE OF NOTARIZATION (EVELYN O. FRINK)**

STATE OF VIRGINIA  
 CITY/COUNTY OF York Liana Kropff, 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 11 DAY OF December, 2009.  
 MY COMMISSION EXPIRES June 30 2013.

Liana Kropff  
 NOTARY PUBLIC

LIANA KROPPF  
 NOTARY PUBLIC  
 Commonwealth of Virginia  
 Reg. #368136  
 My Commission Expires 6/30/13

**CERTIFICATE OF NOTARIZATION (ROLAND T. WALLACE)**

STATE OF VIRGINIA  
 CITY/COUNTY OF York Liana Kropff, 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 11 DAY OF December, 2009.  
 MY COMMISSION EXPIRES June 30 2013.

Liana Kropff  
 NOTARY PUBLIC

**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 OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

12-20-09 Charles A. Calhoun  
 DATE CHARLES A. CALHOON, L.S. #002554

**CERTIFICATE OF APPROVAL**

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

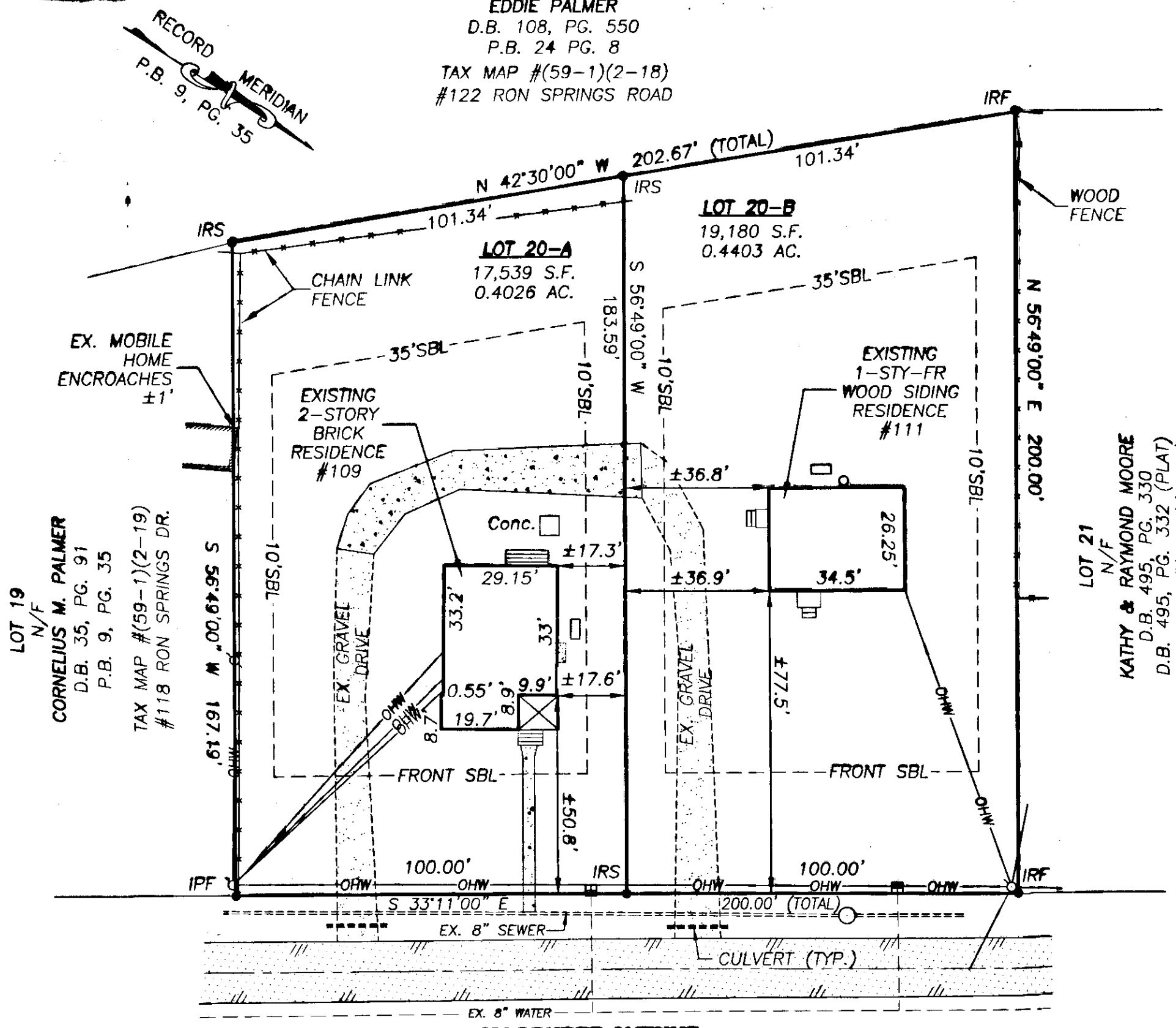
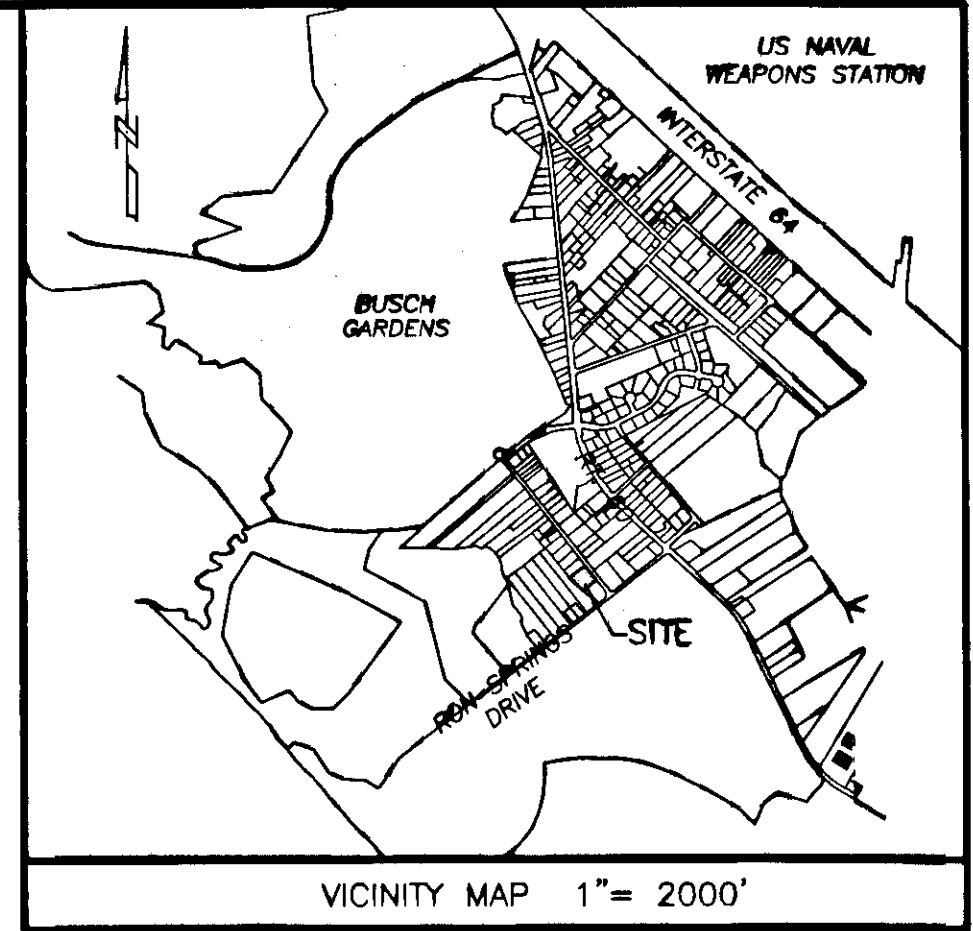
12/11/09 Billy A. W.  
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION  
 12/21/09 Paul J. ...  
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA - JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 22nd DAY OF December, 2009.  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT 090033966  
 TESTED BY Betsy B. Woolridge, Clerk  
 BY Claudia H. Birkholz, Sup. Clerk CLERK

**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. 9, PG. 35.
2. WETLANDS, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
5. PROPOSED LOTS SHALL BE SERVED BY PUBLIC WATER & SEWER.
6. PROPERTY SHOWN HEREON IS NOT LOCATED IN AN RPA.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
8. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
9. LOT 20 AS SHOWN AT P.B. 9, PG. 35 DOES NOT MATHEMATICALLY CLOSE.
10. ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
11. PROPERTY LIES IN FLOOD ZONE "X" AS SHOWN ON COMMUNITY PANEL NO. 51095C0210C DATED SEPTEMBER 28, 2007.
12. JAMES CITY COUNTY HAS ASSIGNED PROJECT NUMBER S-0058-2009 TO THIS PLAT.
13. THIS FIRM WAS UNABLE TO DETERMINE SANITARY SEWER SERVICE CONNECTION TO THE DWELLINGS SHOWN. PRIOR TO ANY NEW CONSTRUCTION THE SERVICE LINES SHALL BE VERIFIED. SHOULD THERE BE ONLY ONE SERVICE LINE SERVICING THE TWO DWELLINGS THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ESTABLISHING SEPARATE CONNECTIONS FOR EACH LOT WITH CLEANOUTS INSTALLED AT THE RIGHT-OF-WAY LINE.

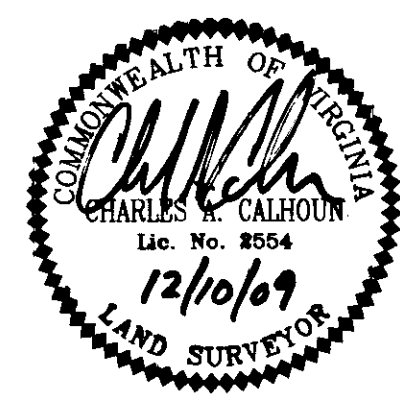


**PROPERTY INFORMATION**

PARCEL ID: 5910200020  
 EXISTING AREA: 0.8429 AC.  
 ZONING DISTRICT: R2  
 BUILDING SETBACK (SBL)  
 FRONT = 50' FROM EXISTING PAVEMENT  
 REAR = 35'  
 SIDE = 10'  
 EXISTING ADDRESS:  
 #109 MAGRUDER AVENUE  
 JAMES CITY COUNTY, VA

**NEW AREA TABULATIONS**

LOT 20-A = 0.4026 AC.  
 LOT 20-B = 0.4403 AC.  
 TOTAL = 0.8429 AC.

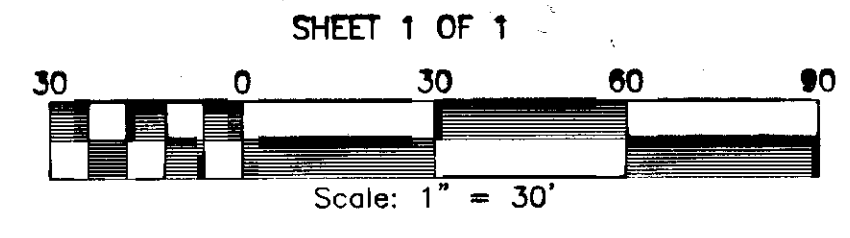


SUBDIVISION PLAT OF  
 LOT 20, SADIE LEE TAYLOR SUBDIVISION  
 STANDING IN THE NAME OF  
 ALMA V. WALLACE EST.

JAMES CITY COUNTY VIRGINIA  
 DATE: 11/06/09 SCALE: 1"=30" JOB # 09-199



205 Bullfants Boulevard, Suite E, Williamsburg, Virginia 23188  
 Phone: (757) 565-1677 Fax: (757) 565-0782  
 web: landtechresources.com



- LEGEND**
- PROPANE TANK
  - ⊕ POWER POLE
  - ⊗ WATER METER
  - OIL TANK
  - SEWER MH
  - IRF = IRON ROD FOUND
  - IPF = IRON PIPE FOUND
  - IRS = IRON ROD SET

Large/Small Plat(s) Recorded  
 herewith as # 090033966

**MAGRUDER AVENUE**  
 STATE ROUTE 656  
 40' RAW  
 (PER P.B. 9, PG. 35)

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
22 December 2009  
 at 1:14 AM/PM, P.B. 9 PG. 35  
 DOCUMENT # 090033966  
 BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk