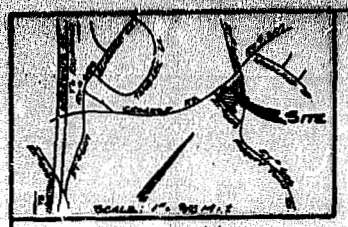


LOCATION MAP

SOURCE OF TITLE:

TITLE TO LAND SHOWN HEREON WAS GRANTED BY DEED DATED _____

AND RECORDED IN DEED BOOK ____ PAGE ____ AT THE WILLIAMSBURG/JAMES CITY COURTHOUSE AS REQUIRED BY LAW.

CURVE DATA

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
"1"	01°28'30"	1944.86'	50.06'	25.03'	50.05'	N25°12'17"W
"2"	90°00'00"	25.00'	39.28'	25.01'	35.36'	S33°50'30"E
"3"	33°30'02"	50.00'	29.23'	15.05'	28.82'	S05°35'30"E
"5"	58°07'47"	50.00'	50.73'	27.79'	48.58'	N30°18'17"W
"6"	70°32'09"	25.00'	30.78'	17.68'	28.87'	N24°06'22"W
"7"	90°00'00"	25.00'	39.28'	25.01'	35.36'	N55°09'30"E

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

I, WALTER J. SCHMITT, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE WRITING BELOW HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID

GIVEN UNDER MY HAND THIS 29 DAY OF March, 1985

SIGNED Walter J. Schmitt

MY COMMISSION EXPIRES May 5, 1985

OWNERS CONSENT:

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS.

Estelle W. Stevens

Zella E. Givens

CERTIFICATE OF APPROVAL:

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED WITH EXISTING REGULATIONS AND MAY BE COMMITTED TO RECORD

_____ DATE 3/29/85

_____ DATE 3/29/85

_____ DATE 3/29/85

SURVEYORS CERTIFICATE:

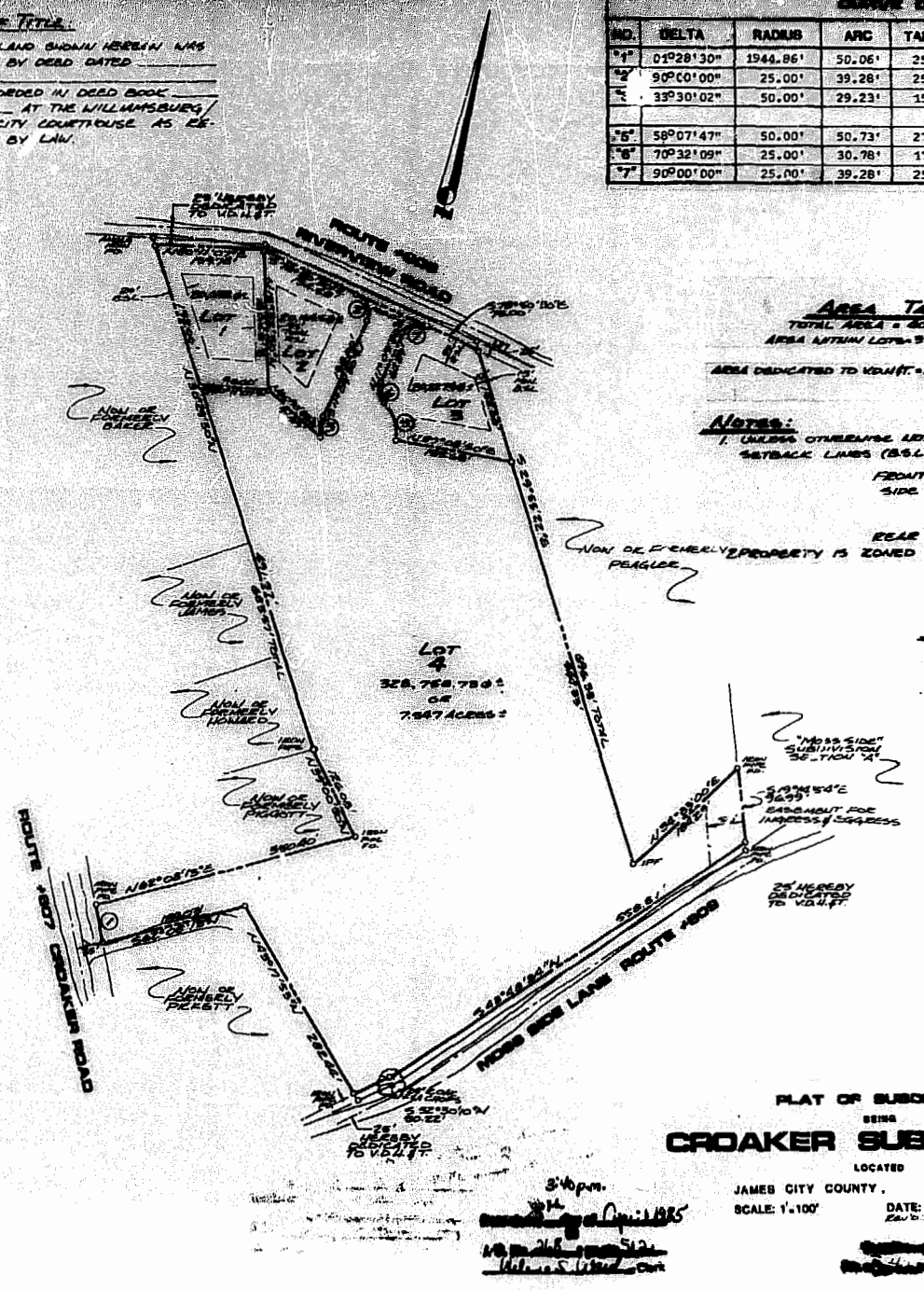
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE & BELIEF THAT ALL THE REQUIREMENTS FOR THE PLATTING OF SUBDIVISIONS IN THE COUNTY OF JAMES CITY HAVE BEEN COMPLIED WITH.

ALSO THAT THIS PLAT IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

GIVEN UNDER MY HAND THIS 2nd DAY OF April, 1985

COMMONWEALTH OF VIRGINIA
ROGER B. SPEARMAN
CERTIFICATE No. 1264
CERTIFIED LAND SURVEYOR

PREPARED BY
SPEARMAN & ASSOC., INC. – LAND SURVEYING
P.O. BOX 1244
WILLIAMSBURG, VIRGINIA



AREA TABULATIONS

TOTAL AREA = 800,340.01 SQ. FT. OR 9.91 ACRES±

AREA WITHIN LOTS= 328,768.78 SQ. FT. OR 7.547 ACRES±

AREA DEDICATED TO V.D.H.T.= 10,950.85 SQ. FT. OR 0.24 ACRES±

NOTES:

1. UNLESS OTHERWISE LISTED THE FOLLOWING BUILDING SETBACK LINES (B.S.L.) ARE REQUIRED:
   - FRONT YARD : 35' MINIMUM
   - SIDE YARD : 15' MINIMUM, A TOTAL OF 36' FOR BOTH
   - REAR YARD : 35' MINIMUM
2. PROPERTY IS ZONED "A-1"

REFERENCES:

DEED BOOK 144, PAGE 368
" " 157, " 352
" " 198, " 167
" " 56, " 232
" " 52, " 172
PLAT BOOK 27, PAGE 40
" " 18, " 29

PLAT OF SUBDIVISION
BEING
CROAKER SUBDIVISION
LOCATED
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=100' DATE: OCTOBER 3, 1984
REVISED: OCT 15, 1984

3:40 p.m. Apr. 3, 1985

J.O. # 2037 F.B. ?