

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DEBRA SAUNDERS SMITH, EDMUND HARRISON SAUNDERS, JR. & KATHRYN SAUNDERS O'HARE TO A-STAT RESTORATION SERVICES, INC., A VIRGINIA CORPORATION BY DEED DATED MAY 7, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN L.R. #980009237.

**OWNER'S CONSENT AND DEDICATION**

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

FOR: A-STAT RESTORATION SERVICES, INC., A VIRGINIA CORPORATION  
 BY [Signature] [Signature] 6-26-98  
 TITLE DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:  
 I, Steven O. Wigley A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 26 DAY OF June, 1998.

MY COMMISSION EXPIRES 5/31/01  
[Signature]  
 NOTARY PUBLIC

**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 SUBDIVISION WITHIN THE COUNTY.

[Signature] 6/8/98  
 G.T. WILSON, JR., C.L.S. #1183 DATE

**CERTIFICATE OF APPROVAL**

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

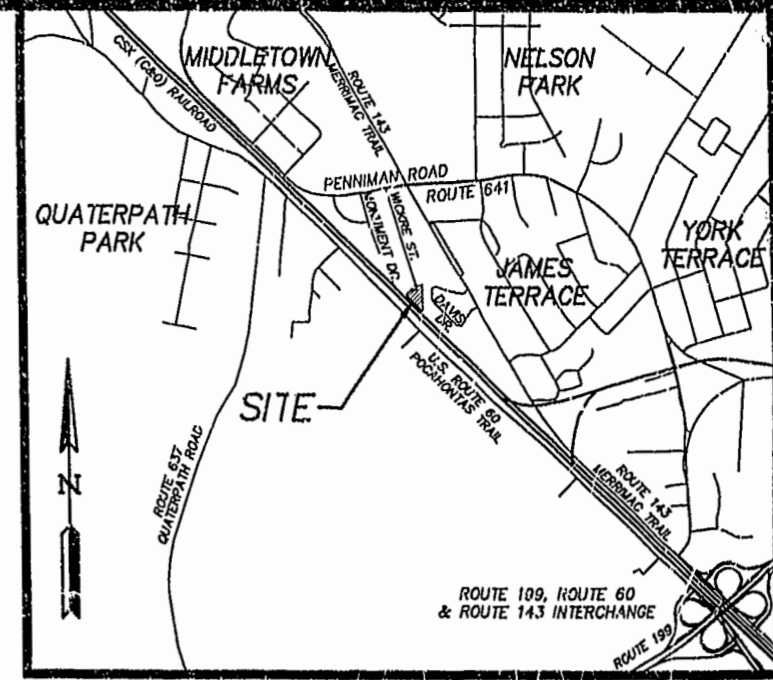
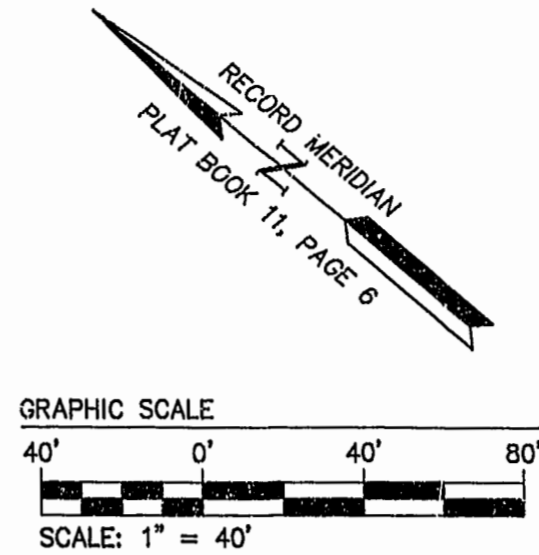
[Signature] 9/9/98  
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE  
[Signature] 6-26-98  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

NOTE:  
 THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0050 B, DATED 2/6/91.

NOTE:  
 J.C.CO. COORDINATES (BASED UPON NAD 83; MONUMENT STATION #337) ARE FOR J.C.CO. GIS SYSTEM ONLY. METES AND BOUNDS ARE BASED ON MAGRUDER VIEW RECORD MERIDIAN.

**GENERAL NOTES**

1. PROPERTY ADDRESS: #128 WICKRE STREET
2. PROPERTY IS CURRENTLY ALL OF TAX PARCEL (41-3)(3-16)
3. PROPERTY IS CURRENTLY ZONED R2 - GENERAL RESIDENTIAL DISTRICT
4. MINIMUM LOT SIZE = 10,000 SQ.FT. (WITH PUBLIC WATER & SEWER)
5. MINIMUM LOT WIDTH AT FRONT SETBACK LINE = 75' (LOTS OF LESS THAN 20,000 S.F.)
6. MINIMUM YARD REQUIREMENTS  
 FRONT B.S.L. = 25' OR AS SHOWN  
 SIDE B.S.L. = 10'  
 REAR B.S.L. = 35'
7. PARCEL IS CURRENTLY SERVED BY PUBLIC WATER AND BY PUBLIC SEWER
8. IN ACCORDANCE WITH SECTION 19-33 OF JAMES CITY COUNTY'S SUBDIVISION ORDINANCE, ALL UTILITIES ARE TO BE PLACED UNDERGROUND

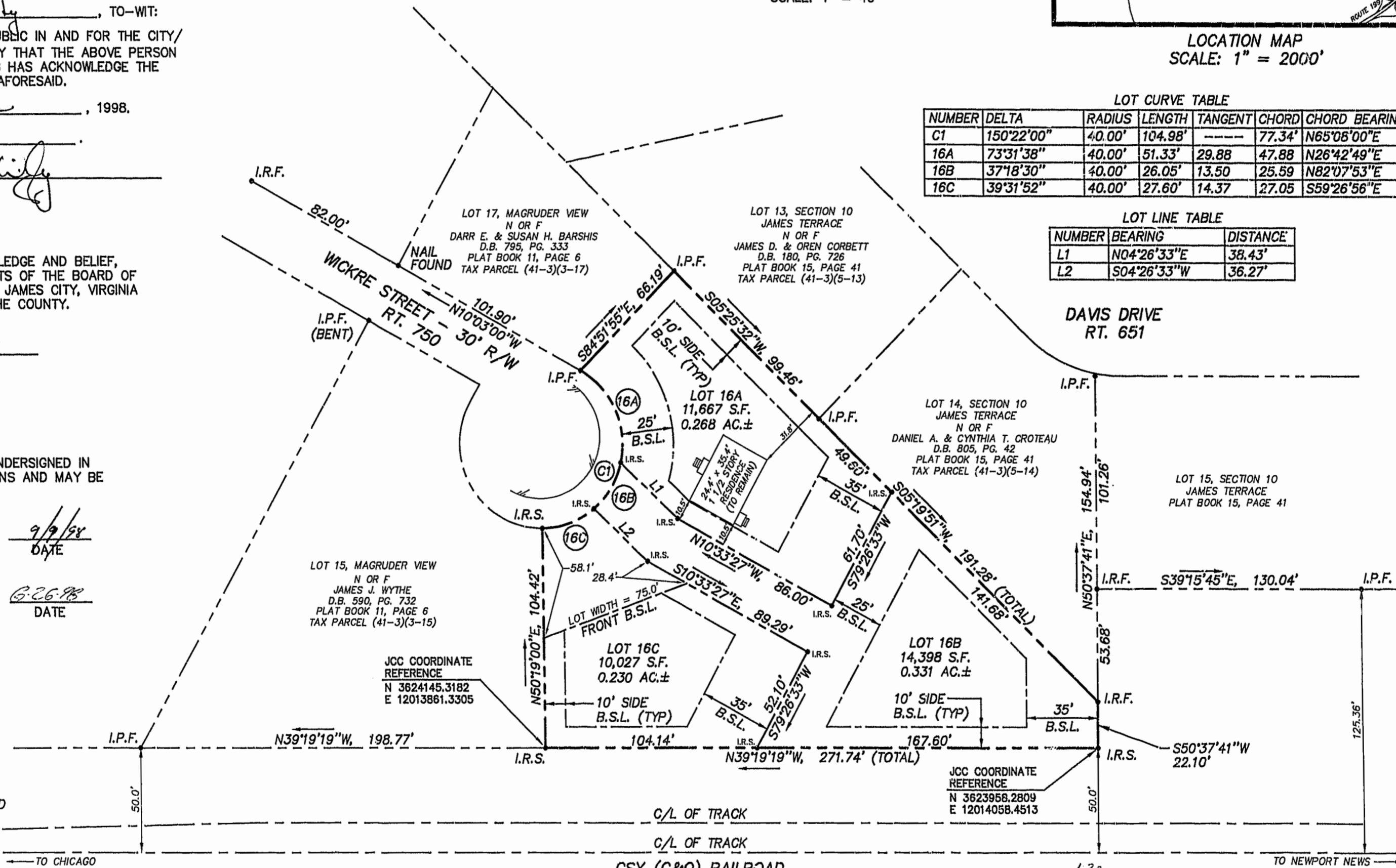


**LOT CURVE TABLE**

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	150°22'00"	40.00'	104.98'	---	77.34'	N65°05'00"E
16A	73°31'38"	40.00'	51.33'	29.88	47.88	N26°42'49"E
16B	37°18'30"	40.00'	26.05'	13.50	25.59	N82°07'53"E
16C	39°31'52"	40.00'	27.60'	14.37	27.05	S59°26'56"E

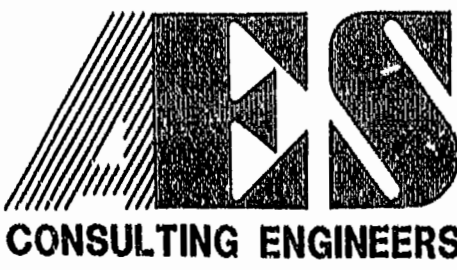
**LOT LINE TABLE**

NUMBER	BEARING	DISTANCE
L1	N04°26'33"E	38.43'
L2	S04°26'33"W	36.27'



1:32 p.m.  
 Recorded 10th day of September, 1998  
 DOCUMENT # 980017252  
[Signature]

06.25.98-17.21 23858p01.dwg



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

**PLAT OF SUBDIVISION**  
**LOT 16, MAGRUDER VIEW**  
 OWNED BY  
**A-STAT RESTORATION SERVICES, INC.**

JAMESTOWN DISTRICT      JAMES CITY COUNTY      VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed CMA	Drawn CMA
Scale 1" = 40'	Date 6/8/98
Project No. 23858	
Drawing No. 1 OF 1	