

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RICHARD D. MAHONE, ET AL TO RAUCH DEVELOPMENT CO., L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MARCH 28, 2001 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AS INSTRUMENT NO. 010469.

OWNER'S CERTIFICATE

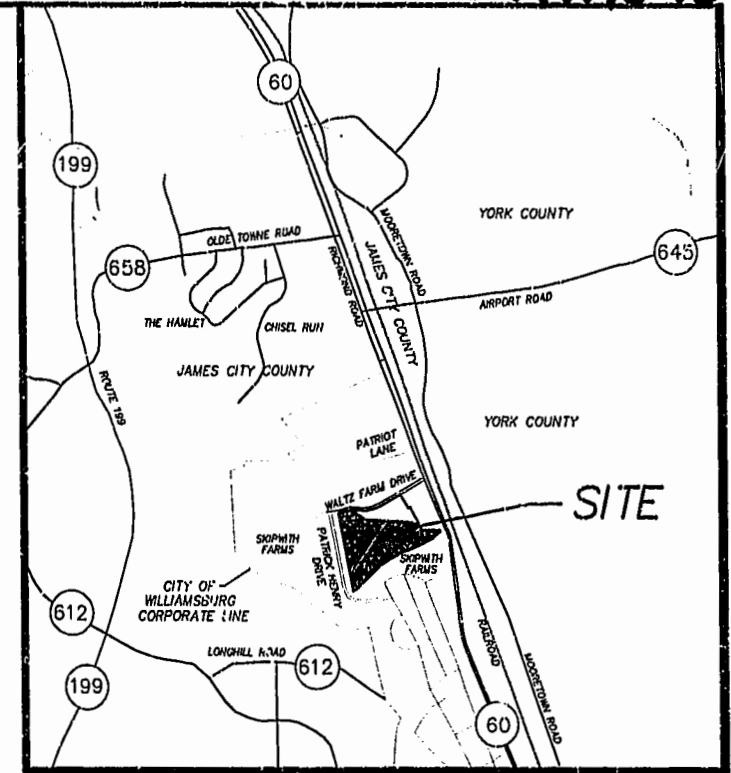
THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS SAVANNAH GREEN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: Paul M. Rauch DATE: 11-19-01
FOR RAUCH DEVELOPMENT COMPANY, L.L.C.
Signature: Gayle M. Rauch
PRINTED NAME

AREA TABULATION SAVANNAH GREEN LOTS 1 - 37

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	409,893 S.F.	9.41 AC.±
AREA OF OPEN SPACE #1	657,914 S.F.	15.10 AC.±
AREA OF OPEN SPACE #2	32,440 S.F.	0.74 AC.±
AREA OF OPEN SPACE #3	17,209 S.F.	0.40 AC.±
AREA OF OPEN SPACE #4	3,129 S.F.	0.07 AC.±
AREA OF RIGHT OF WAY	112,241 S.F.	2.58 AC.±
TOTAL AREA SUBDIVIDED	1,232,826 S.F.	28.30 AC.±

NUMBER OF LOTS	37	
AVERAGE LOT SIZE	11,078 S.F.	0.25 AC.±
SMALLEST LOT (LOT 28)	7,575 S.F.	0.17 AC.±
LARGEST LOT (LOT 26)	20,186 S.F.	0.46 AC.±
GROSS LOTS PER ACRE	1.31	



LOCATION MAP 1" = 2000'

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Katherine M. Thorington
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 19th DAY OF November, 2001. MY COMMISSION EXPIRES April 30, 2004
Katherine M. Thorington
SIGNATURE

GENERAL NOTES

- PROPERTY IS ZONED RS-2, SINGLE FAMILY DWELLING DISTRICT
- PROPERTY IS ALL OF TAX PARCEL 281-12-00-B
- SETBACKS:
FRONT = 15'
SIDE = 5' (UNLESS OTHERWISE NOTED)
REAR = VARIES BY LOT (SEE PLAT)
- THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE CITY OF WILLIAMSBURG.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- THESE STREETS ARE HEREBY DEDICATED TO PUBLIC USE.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- OPEN SPACE AREAS AND THEIR STRUCTURES WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- FOR THIS CLUSTER DEVELOPMENT, THERE ARE NO MINIMUM LOT WIDTHS OR AREA REQUIREMENTS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE CITY OF WILLIAMSBURG, VIRGINIA, INCLUDING A CLOSURE OF NOT LESS THAN 1:10,000.

Signature: G.T. Wilson, Jr. DATE: 10/15/01
G.T. WILSON, JR., C.L.S. #1183

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: Paul T. Nah DATE: 10/21/01
PLAT APPROVING AGENT OF THE CITY OF WILLIAMSBURG

NOTE:
THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510294-0005 B, DATED 3/2/94.

Williamsburg/James City County

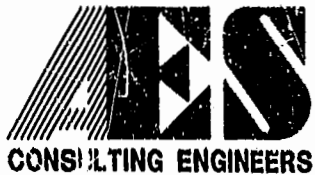
COMMONWEALTH OF VIRGINIA, CITY OF WILLIAMSBURG:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG, THIS 21st DAY OF November, 2001. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

PLAT BOOK 84, PAGE 13-15, 10:58 Am

TESTE BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT
CLERK

BY Betsy B. Woolridge



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

PLAT OF SUBDIVISION
SAVANNAH GREEN
OWNED BY: RAUCH DEVELOPMENT COMPANY, L.L.C.
CITY OF WILLIAMSBURG VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>November 21, 2001</u> at <u>10:58 AM</u> AM/PM: <u>PG 13-15</u> DOCUMENT # <u>011308</u> BETSY B. WOOLRIDGE, CLERK			
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed HWP	Drawn JFS
Scale 1"=60'	Date 10/15/01
Project No. 8956	
Drawing No. 1 OF 3	