

**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.

12/5/02 Gerald J. Otey  
DATE OWNER  
12/5/02 Lucille H. Otey  
DATE OWNER

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, Virginia, 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 5<sup>th</sup> DAY OF December, 2002. MY COMMISSION EXPIRES August 31, 2004.  
Margaret W. Swaneburg  
NOTARY PUBLIC

**CERTIFICATE OF SOURCE OF TITLE**

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF GERALD J. OTEY AND LUCILLE H. OTEY AS RECORDED IN JAMES CITY COUNTY DEED BOOK 115, PAGE 565 AND IN DEED BOOK 111, PAGE 513. ALSO SEE PLAT BOOK 35, PAGE 17 FOR THE PLAT OF CHICKAHOMINY HAVEN, SECTION 7.

**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.

9-10-02 Matthew H. Connolly  
DATE MATTHEW H. CONNOLLY, L.S. #002053

**CERTIFICATE OF APPROVAL**

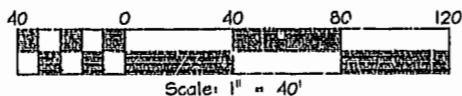
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

12/5/02 John E. Mann  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION  
12/5/02 Paul B. Zoller  
DATE VIRGINIA DEPARTMENT OF HEALTH  
12/5/02 [Signature]  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA, JAMES CITY COUNTY**

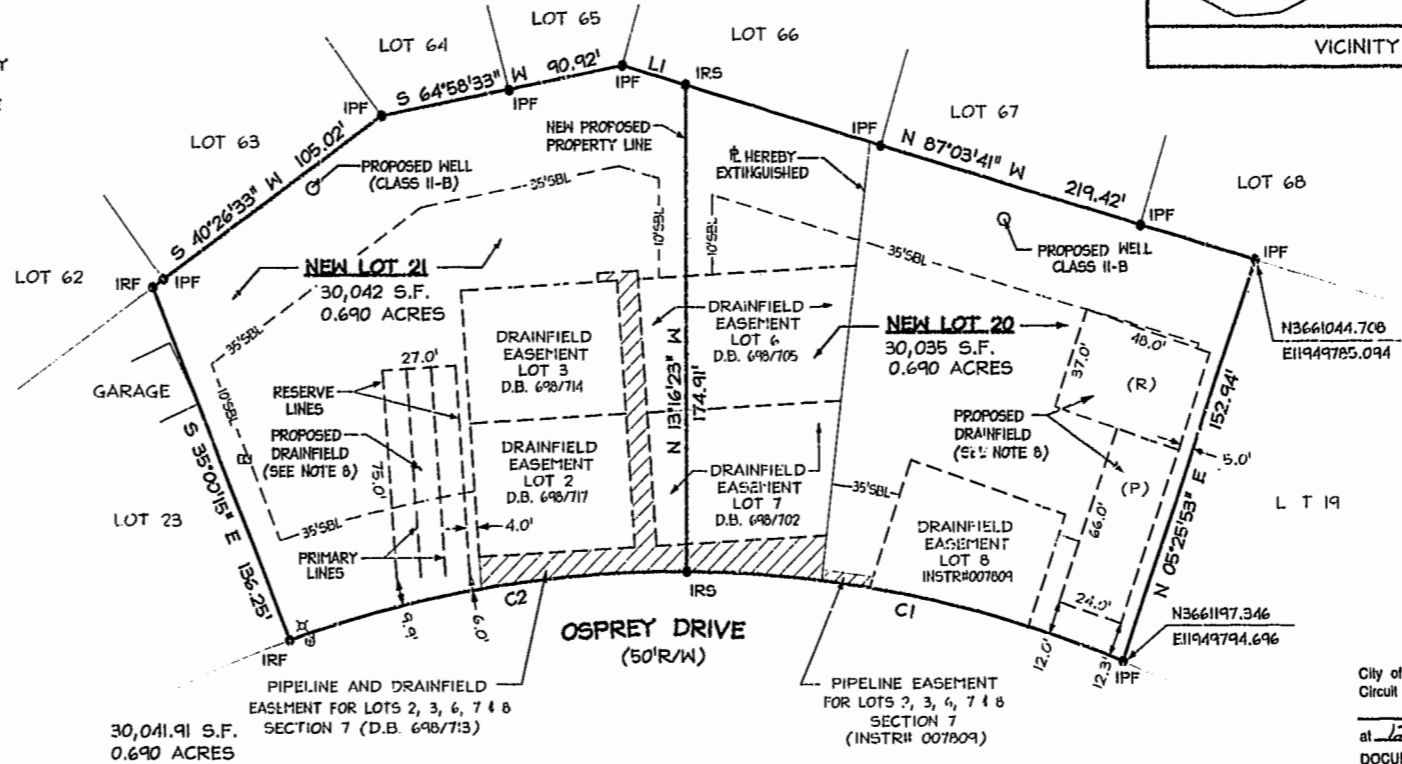
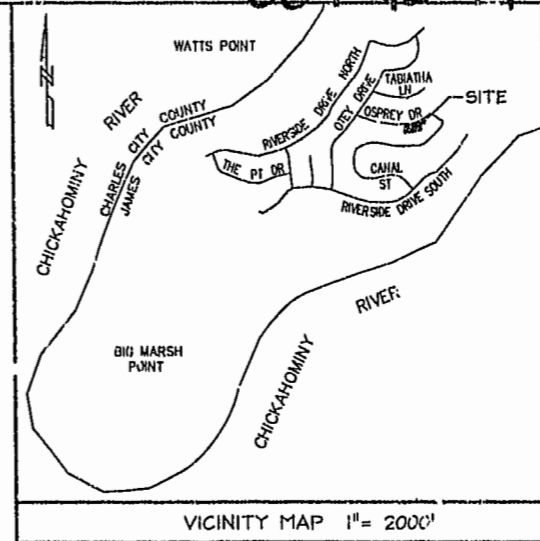
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 13<sup>th</sup> DAY OF December, 2002. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 88, PAGE 99.  
TESTE Betsy B. Woolridge, CLERK OF CIRCUIT COURT  
BY [Signature], CLERK

● IRS DENOTES IRON ROD TO BE SET. ALL MONUMENTS SHALL BE IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE J.C.C. SUBDIVISION ORDINANCE. (UNLESS NOTED OTHERWISE)



**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. 59, PG. 88 AND P.B. 35, PG. 17.
2. THE PERIMETER PROPERTY LINES SHOWN ON THIS PLAT ARE BASED ON PLATS AND AND DEEDS FOUND IN THE JAMES CITY COUNTY COURTHOUSE AS NOTED. THEY DO NOT REFLECT ANY ADVERSE RIGHTS BY ADJOINERS THAT MAY HAVE BEEN GAINED BUT NOT PERFECTED.
3. THIS FIRM MADE NO INSPECTION OF PROPERTY FOR POTENTIAL HAZARDOUS WASTE.
4. WETLANDS, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.
5. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
6. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
7. PROPOSED LOTS SHALL BE SERVED BY PRIVATE WATER & SEWER.
8. PROPOSED LOCATION OF WELL & DRAINFIELD PROVIDED BY DEVELOPER AND HEALTH DEPARTMENT ID# M7-02-0203
9. STATE PLANE COORDINATES SHOWN ARE ACCURATE TO ± 1 METER.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
11. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION



- LEGEND**
- ⊙ Cable Pedestal
  - Electric Box
  - Telephone Pedestal
  - IRF = Iron Rod Found
  - IRS = Iron Rod Set
  - IPF = Iron Pipe Found
  - ⊗ Light Pole

**PROPERTY INFORMATION LOTS 21**

PARCEL ID: 1910800021  
EXISTING AREA: 40,006 S.F./0.918 AC.  
AREA SUBTRACTED: 9,966 S.F./0.229 AC.  
TOTAL NEW AREA: 30,042 S.F./0.690 AC.  
ZONING DISTRICT: R2  
BUILDING SETBACK (SBL)  
FRONT = 35'  
REAR = 35'  
SIDE = 10'  
EXISTING ADDRESS:  
7265 OSPREY DRIVE  
JAMES CITY COUNTY, VA

**PROPERTY INFORMATION LOT 20**

PARCEL ID: 1910800020  
EXISTING AREA: 20,069 S.F./0.461 AC.  
AREA ADDED: 9,966 S.F./0.229 AC.  
TOTAL NEW AREA: 30,035 S.F./0.690 AC.  
ZONING DISTRICT: R2  
BUILDING SETBACK (SBL)  
FRONT = 35'  
REAR = 35'  
SIDE = 10'  
EXISTING ADDRESS:  
7267 OSPREY DRIVE  
JAMES CITY COUNTY, VA

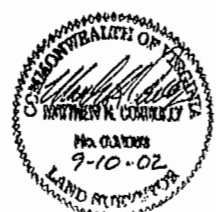
**LINE TABLE**

NO.	DIRECTION	DISTANCE
L1	N 87°03'41" W	24.40'

**CURVE TABLE**

NO.	DELTA	CHORD BEARING	TAN	RADIUS	LENGTH	CHORD
C1	21°51'15"	N 87°39'14" E	83.84	434.26	165.64	164.61
C2	19°44'13"	N 66°51'30" E	75.54	434.26	149.59	148.85

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
13 Dec 2002  
at 12:27 AM/PM, P.B. 88, PG. 99  
DOCUMENT # 020029979  
TESTE Betsy B. Woolridge, CLERK  
BY [Signature], CLERK



DATE: 9/10/2002  
DRAWN BY: MHC  
PROJECT No. 02-288  
REFERENCES:  
P.B. 59, PG. 88  
P.B. 35, PG. 17

PLAT OF BOUNDARY LINE ADJUSTMENT  
LOTS 20 & 21, SECTION 7  
CHICKAHOMINY HAVEN  
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA  
SHEET 1 OF 1

**LandTech Resources, Inc.**  
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