

VICINITY MAP  
1"=1800'

**OWNER'S CERTIFICATE**  
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PARCEL B, PROPERTY OF GEORGE W. ROPER, II, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR EXECUTES.

1-16-03 DATE  
George W. Roper, II

**CERTIFICATE OF NOTARIZATION**  
STATE OF VIRGINIA  
CITY/COUNTY OF VT. B. COCH. I. R. COCH. II. COCH. III. 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 HAND THIS 16th DAY OF JANUARY, 2003. MY COMMISSION EXPIRES 2-28-04

Nancy H. Herman-Thompson  
NOTARY PUBLIC

**CERTIFICATE OF SOURCE OF TITLE**  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CHARLES W. DOZER AND DARLENE H. DOZER, HUSBAND AND WIFE, TO GEORGE W. ROPER, II AND JEANNE F. ROPER, HUSBAND AND WIFE, BY DEED DATED 1/23/01 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 501, PAGE 527.

**ENGINEER'S OR SURVEYOR'S 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 ORGANIZANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

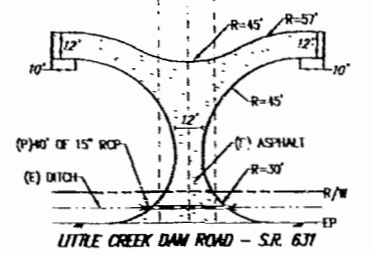
7/30/01 DATE  
Nancy H. Herman-Thompson

**CERTIFICATE OF APPROVAL**  
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
2/11/03 DATE  
Virginia Department of Transportation  
2/24/03 DATE  
Virginia Department of Health  
3/2/03 DATE  
SUBDIVISION AGENT OF JAMES CITY COUNTY

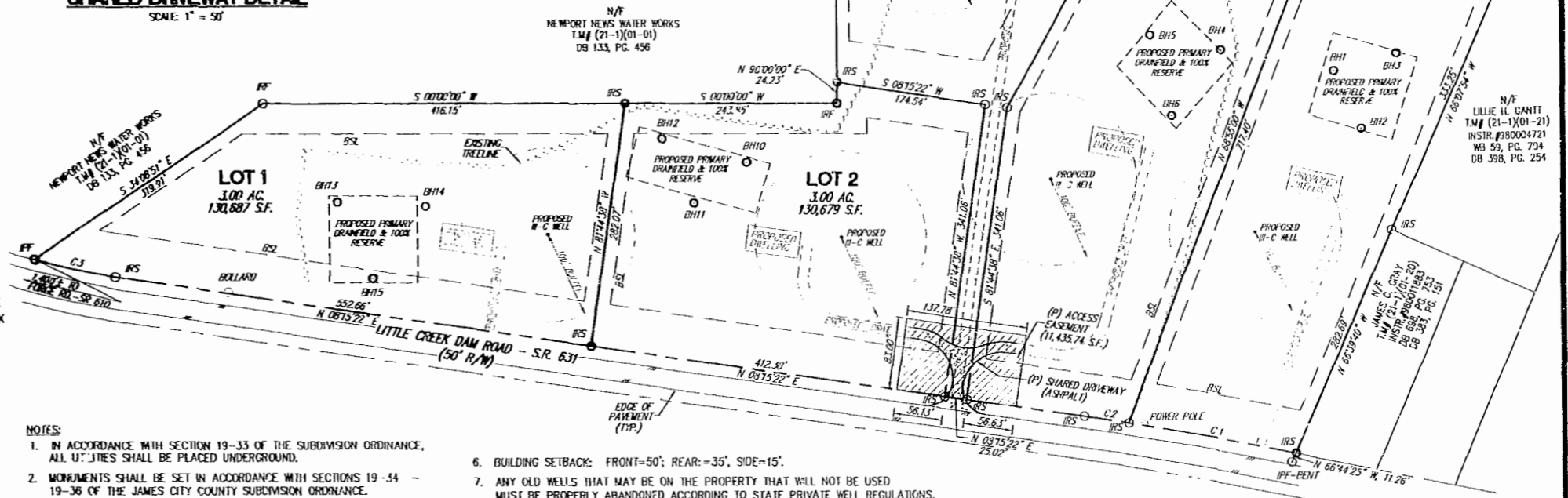
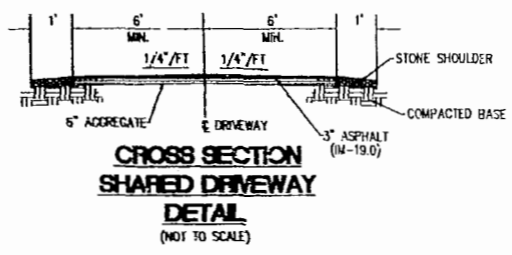
STATE OF VIRGINIA, JAMES CITY COUNTY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 25 DAY OF March, 2003  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 90, PAGE 1  
TESTE  
BY Betsy B. Woolridge, CLERK

CURVE DATA TABLE:

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	02°49'09"	4025.00	198.05	59.04	S 09°39'56" W	198.03
C2	00°44'31"	4025.00	52.12	26.06	S 11°26'46" W	52.12
C3	07°53'20"	695.00	95.69	47.92	S 12°12'02" W	95.62



SHARED DRIVEWAY DETAIL  
SCALE: 1" = 50'

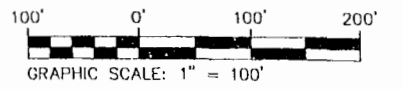


- NOTES:
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
  - MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 - 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
  - TAX PARCEL # (21-1)(01-28).
  - ZONING DISTRICT: A-1.
  - RECORDED REFERENCES:  
DEED BOOK 33, PAGE 281  
DEED BOOK 122, PAGE 472  
DEED BOOK 133, PAGE 456  
DEED BOOK 135, PAGE 524  
DEED BOOK 138, PAGE 365  
DEED BOOK 204, PAGE 558  
DEED BOOK 260, PAGE 383  
DEED BOOK 383, PAGE 151  
DEED BOOK 398, PAGE 254  
DEED BOOK 501, PAGE 527  
DEED BOOK 696, PAGE 753  
WILL BOOK 59, PAGE 704  
PLAT BOOK 29, PAGE 32  
PLAT BOOK 33, PAGE 49  
PLAT BOOK 53, PAGE 72  
LR# 980004721  
LR# 980011883  
OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

- BUILDING SETBACK: FRONT=50'; REAR=35'; SIDE=15'.
- ANY OLD WELLS THAT MAY BE ON THE PROPERTY THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
- LOT AREAS:  
LOT 1 3.00 AC./130,687 S.F.  
LOT 2 3.00 AC./130,679 S.F.  
LOT 3 3.78 AC./163,690 S.F.  
LOT 4 3.68 AC./160,314 S.F.  
LOT 5 3.29 AC./143,308 S.F.  
TOTAL ACREAGE T.M. (21-1) (01-28) = 16.73 AC./728,678 S.F.
- NFIP FLOOD ZONE X. SEE F.I.R.M. #510201-0015-B, EFFECTIVE DATE 2/6/91. FLOOD ZONES SUBJECT TO CHANGE BY FEMA.
- STREET ADDRESS - 7460 LITTLE CREEK DAM ROAD.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
- BOREHOLES, PROPOSED DRAINFIELDS, WELLS, HOUSE & DRIVE LOCATIONS PROVIDED BY MR. RICHARD THOMAS, A.O.S.E., ENGINEERING DESIGN ASSOCIATES, P.O. BOX 50067, RICHMOND, VA, 23231.
- LOTS 2,3 AND 4 SHALL ACCESS SR 631 FROM THE SHARED DRIVEWAY. ACCESS EASEMENT IS FOR THE EXCLUSIVE USE OF LOTS 2,3 AND 4.

15. ON DECEMBER 2, 2002, THE JAMES CITY COUNTY PLANNING COMMISSION GRANTED AN EXCEPTION TO SECTION 19-71 OF THE SUBDIVISION ORDINANCE PERMITTING THREE DRIVEWAYS FOR THE PROPOSED LOTS.

- LEGEND:**  
BH = BORE HOLE  
IPF = IRON PIPE FOUND  
IRF = IRON REBAR FOUND  
IRS = IRON REBAR SET  
PB = PLAT BOOK  
DB = DEED BOOK  
T.M. = TAX MAP  
AC. = ACRES  
S.F. = SQUARE FEET  
PP = POWER POLE  
EX. = EXISTING  
R/W = RIGHT-OF-WAY  
BSL = BUILDING SETBACK LINE



I CERTIFY THAT THIS PERIMETER SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO EASEMENTS, SERVICEDUES & COVENANTS ON RECORD. BOUNDARY SURVEY SHOWN IS BASED ON A CURRENT FIELD SURVEY, 6/4/01.

SCALE 1"=100'  
FIELD  
SS/RR/DW  
DW  
NLHT  
DATE 7/30/01  
COURT NUMBER 6406  
1 OF 1

SUBDIVISION PLAT  
PARCEL B-SUBDIVISION OF THE PROPERTY OF  
GEORGE W. ROPER, II  
OWNER/DEVELOPER  
GEORGE W. ROPER, II  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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NO.	DATE	DESCRIPTION
1	1/2/02	BORE HOLE NUMBERS
2	7/30/02	OWNER'S CERT., NOTE #14, DETAILS, SHARED DRIVEWAY
3	12/12/02	NOTE 15 & VIC MAP

REVISIONS  
Nancy H. Herman-Thompson  
12/12/02  
LAND SURVEY

Committed to Excellence  
ENGINEERS • ARCHITECTS • SURVEYORS  
449 McLAWS CIRCLE, P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23187  
(757)253-0673 FAX (757)253-2319 E-MAIL: williamsburg@djginc.com  
NORFOLK - VIRGINIA BEACH AREA (757)874-5015