

VICINITY MAP SCALE: 1" = 2000'

OWNER'S CERTIFICATE

THIS SUBDIVISION PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Paul Cesarini 8-9-03 P. W. DEVELOPMENT, INC. DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY / COUNTY OF James City I, Debra Allison Baker, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY NAME THIS 9 DAY OF August, 2003.

NOTARY PUBLIC DA Baker MY COMMISSION EXPIRES 31 Commission Expires March 31, 2006

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF P. W. DEVELOPMENT, INC. AND WAS ACQUIRED FROM HOJ PROPERTIES LIMITED PARTNERSHIP BY DEED DATED JUNE 9, 2003 AND RECORDED AS INSTRUMENT NO. 030017726.

STATE OF VIRGINIA JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THIS 22 DAY OF August, 2003, @ 2:48 PM THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 91, PAGE 33

TESTE Debra Allison Baker CLERK

CERTIFICATE OF APPROVAL

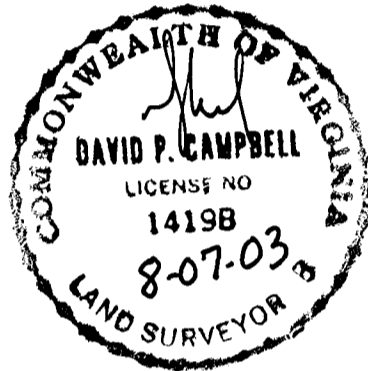
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

8/9/03 Virginia Dept. of Transportation Aug 19, 2003 Virginia Department of Health 8/19/03 Subdivision Agent of James City Co.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT 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 HAVE BEEN COMPLIED WITH.

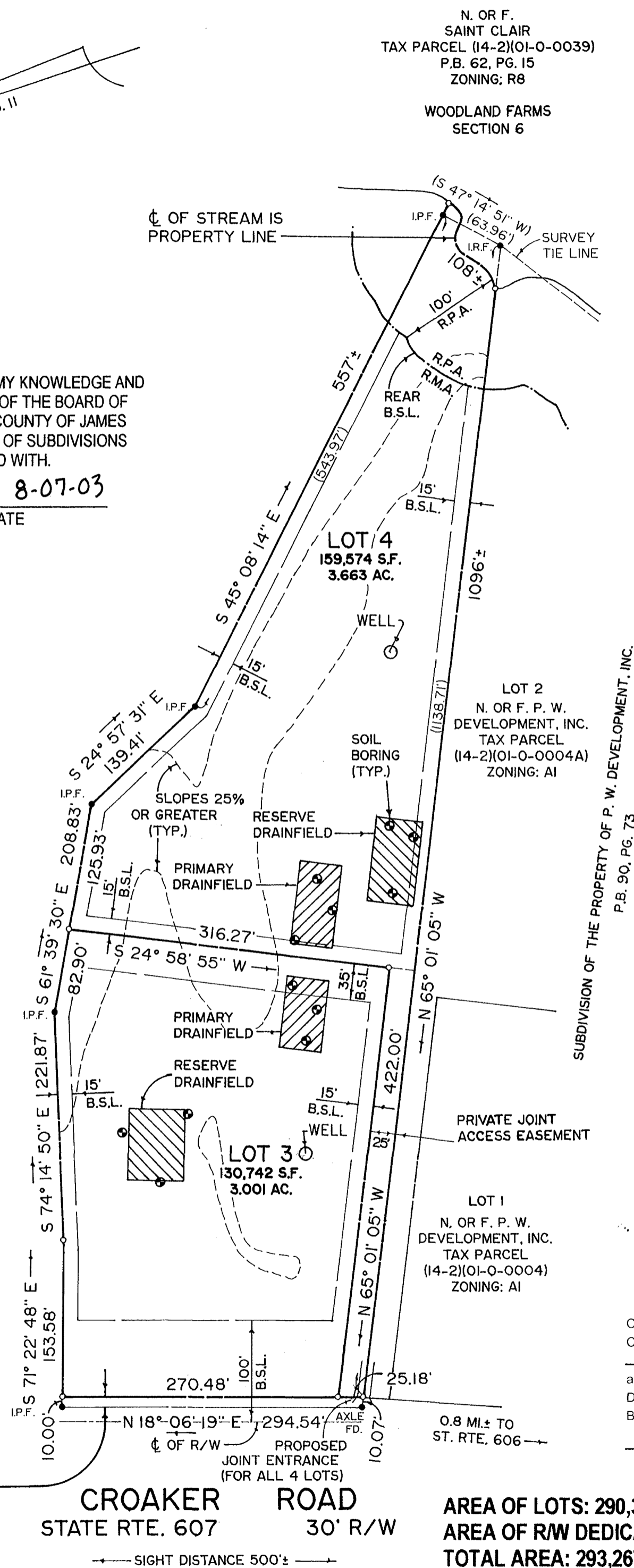
David P. Campbell 8-07-03 DAVID P. CAMPBELL, L.S. 1419B DATE



N. OR F. MURPHY TAX PARCEL (14-2)(01-0-0005) INST. NO. 020027091 ZONING: A1

WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE. (SEE 19-29(g) OF THE SUBDIVISION ORDINANCE)

10' STRIP HEREBY DEDICATED TO THE COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION, FOR PUBLIC STREET PURPOSES (0.068 AC.)



- THERE ARE NO JAMES CITY COUNTY GEODETIC CONTROL MONUMENTS WITHIN ONE (1) MILE OF SITE.
• ALL LOTS SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM.
• ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS.
• THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
• A PORTION OF THE PROPERTY LIES WITHIN THE RESOURCE PROTECTION AREA AND THE RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
• IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
• NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF JAMES CITY COUNTY SUBDIVISION ORDINANCE.
• THIS PROPERTY LIES IN F.I.R.M. ZONE X, AS SHOWN ON F.E.M.A. MAP PANEL 510201 0010 B, DATED 2/6/91.
• SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
• ENTRANCE(S) OFF ROUTE 607 MUST BE IN ACCORDANCE TO "MINIMUM STANDARDS OF ENTRANCES TO STATE HIGHWAYS."

LEGEND

- PROPERTY LINE
IRON PIPE FOUND
IRON ROD SET
BUILDING SETBACK LINE
APPROVED DRAINFIELD LOCATION
R.P.A. RESOURCE PROTECTION AREA (R.P.A.)
R.M.A. RESOURCE MANAGEMENT AREA R.M.A.

ADDRESS: 8936 CROAKER ROAD TAX PARCEL: (14-2)(01-0-0006) ZONING: A1 BUILDING SETBACK LINES: FRONT: 75' (100' FROM C OF R/W) SIDE: 15' REAR: 35' REFERENCES: INST. NO. 030017726

SUBDIVISION OF THE PROPERTY OF P. W. DEVELOPMENT, INC. SECTION 2 STONEHOUSE DISTRICT JAMES CITY COUNTY, VIRGINIA SCALE: 1" = 100' JULY 3, 2003 CAMPBELL LAND SURVEYING, INC. P. O. BOX 855 YORKTOWN, VIRGINIA 23692

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 22 August 2003 at 2:48 AM/PM, PB 91, PG 33 DOCUMENT # 030025027 BETSY B. WOOLRIDGE, CLERK

