150007752 NOW OR FORMERLY SURVEYOR'S CERTIFICATE COLONIAL INVESTORS, INC. PARCEL ID # 5910200028 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOW-LEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL ZONED R2 NOW OR FORMERLY THE REQUIREMENTS OF THE BOARD OF SUPERVISORS PALMER AND ORDINANCES OF THE COUNTY OF JAMES CITY, PARCEL ID # 5910200018G VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY. ZONED R2 MAGRUDER AVE Wender W Slut CERTIFICATE OF SOURCE OF TITLE VICINITY MAP THE PROPERTY SHOWN ON THIS PLAT IS IN THE NAME OF: WETLANDS NOW OR FORMERLY PENINSULA HABITAT FOR HUMANITY, AND WAS ACQUIRED FROM PALMER SCALE : 1'' = 2,000'MY HOME, LLC PARCEL ID # 5910200018F BY DEED DATED JUNE 29, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY ZONED R2 OF JAMES CITY AS INSTRUMENT NUMBER _____040016911 SUBDIVISION PLAT OF PART OF OWNER'S CERTIFICATE NOW OR FORMERLY **LOT 23** THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE PALMER THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF PARCEL ID # 5910200018E PLAT SHOWING SUBDIVISION THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES. ZONED R2 OF THE SADIE LEE TAYLOR PROPERTY LOT 24 JAMESTOWN MAGISTERIAL DISTRICT JANET V. GREEN JAMES CITY COUNTY, VIRGINIA EXECUTIVE DIRECTOR, SCALE: 1" = 60' DATE: 30 APRIL 2004 PENINSULA HABITAT FOR HUMANITY NOW OR FORMERLY 20'JAMES CITY COUNTY DAVIS & ASSOCIATES, P.C. CERTIFICATE OF NOTORIZATION SANITARY SEWER ESM'T. PALMER STATE OF VIRGINIA (D.B.144,P.81) SURVEYORS - PLANNERS PARCEL ID # 5910200018D COUNTY OF JAMES CITY 3630 GEORGE WASHINGTON ZONED R2 1. (PRINT) LORI A. GUTZINIUEL A NOTARY WETLANDS MEMORIAL HIGHWAY PUBLIC IN AND FOR THE COUNTY AND STATE AFORE-SUITE "G" SAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE GRINDER PUMP REQUIRED FOR THIS LOT SEE NOTE#12 NOW OR FORMERLY YORKTOWN, VA 23693 NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE HARROD PHONE: (757) 867-8583 ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY INSTR.# 000001545 AND STATE AFORESAID. GIVEN UNDER MY NAME THIS PARCEL ID # 5910200024B NOW OR FORMERLY GITDAY OF September, 2004. ZONED R2 **SPRINGS** 102,067 S.F. MY COMMISSION EXPIRES November 30, 2007 PARCEL ID # 5910200018C **ZONED R2** DONALD W. DAVIS No. 1402(a) S CITY City of Williamsburg & County of James City VAR, WOTH SHARED ACCESS ESM'T. IN IN WHICH: TO LOCATE A SHARED Circuit Court: This PLAT was recorded on UIT COURT, THE D AND ADMITTED 10' PHIVATE DRAINAGE ____ :D AND ADMITTED DRIVEWAY SERVING LOTS 1-5 NOW OR FORMERLY EASEMENT TO BENEFIT at 3:54 AM/PM PB PG PG DOCUMENT # 05 000 7752 (PRIVATE) PALMER LOTS 5, 4 AND 3 PARCEL ID # 5910200018 BETSY B. WOOLRIDGE. CLERK ZONED R2 **GENERAL NOTES:** 10,016 S.F. 1. PROPERTY IS ZONED R-2, GENERAL RESIDENTIAL DISTRICT 10' PRIVATE DRAINAGE 2. MINIMUM SETBACKS: FRONT - 25 FT. EASEMENT TO BENEFIT SIDES - 10 FT. LOTS 1, 2 AND 3 REAR - 35 FT. CERTIFICATE OF APPROVAL 3. LOTS ARE SERVED BY PUBLIC WATER AND SEWER. 75.00' S33'11'E THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED N33"11'W 75.00' 4. PROPERTY SHOWN HEREON IS LOCATED IN ZONE X LOT 22 VAR. WIDTH SHARED ACCESS ESM'T. IN IN ACCORDANCE WITH EXISTING SUBDIVISION REG-AS SHOWN ON FLOOD INSURANCE RATE MAP ULATIONS AND MAY BE ADMITTED TO RECORD. WHICH TO LOCATE A SHAKED COMMUNITY PANEL NUMBER 510201 0050 B DRIVEWAY SERVING LOTS 1-5 WALLACE EFFECTIVE DATE: FEBRUARY 6, 1991. (PRIVATE) 5. ANY EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE REMAINDER OF PARCEL ID # WITH STATE PRIVATE WELL REGULATIONS AND LOT 23 5910200022 11,250 S.F. JAMES CITY COUNTY CODE. ARGINIA DEPARTMENT OF N/F 6. THE PROPERTY PARCEL IDENTIFICATION NUMBER PIERCE TRANSPORTATION ZONED R2 IS 5910200023. INSTR.# 7. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND. 970004263 8. THE PROPERTY ADDRESS IS #133 MAGRUDER AVENUE. PARCEL ID # 9. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS 5910200023A 2'RESTRICTED ACCESS ESM'T. 2'RESTRICTED _ACCESS ESM'T. SUBDIVISION ACENT OF SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT 800.00'TO ZONED R2 JAMES CITY COUNTY FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) RON SPRINGS DR. OF THE JAMES CITY COUNTY CODE. **AREA** 10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS S.S.M.H. RIM=72,97 S33'11'E S.S.M.H. RIM=73.13 DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. S.F. ACRES ABANDONED WELLS MAGRUDER AVENUE (40'R/W) 11. THE DRIVEWAY TO BE CONSTRUCTED ALONG THE CENTER AREA OF RESIDENTIAL LOTS 133,349 3.0613 INV.≠65.93° INV.=65.75 OF THE SHARED ACCESS EASEMENT IS TO BE A PAVED AREA OF RIGHT OF WAY 0 FIRE HYDRANT SURFACE AT LEAST TEN FEET WIDE AND THREE INCHES DEEP. AREA OF OPEN SPACE 0 **SYMBOLS** S.S.M.H.---12. GRINDER PUMP SHALL BE INSTALLED TO SERVICE LOT 3 RIM=72.65' INV.=64.85' TOTAL AREA OF SUBDIVISION 133,349 3.0613 AT DEVELOPERS EXPENSE. THE PUMP SHALL BE CAPABLE DENOTES IRON PIPE FOUND OF DELIVERING 15 GPM AGAINST A RATED TOTAL DYNAMIC HEAD OF 0 FEET (0 PSIG) AND 9 GPM AGAINST A RATED DENOTES IRON ROD SET TOTAL NUMBER OF LOTS = 4LARGEST LOT (3) = 102,067 S.F. = 2.3431 AC. SMALLEST LOT (2) = 10,016 S.F. = 0.2299 AC. TOTAL DYNAMIC HEAD OF 138 FEET (60 PSIG). SAN, SEW, MANHOLE Scale 1" = 60 ft

04 - 0124

HYDRANT

WATER METER UTILITY POLE

AVERAGE LOT AREA = 33,337 S.F.= 0.7653 AC.