

#050007752

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

11/30/04 Donald W. Davis
DATE NAME

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT IS IN THE NAME OF: PENINSULA HABITAT FOR HUMANITY, AND WAS ACQUIRED FROM MY HOME, LLC BY DEED DATED JUNE 29, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 040016911

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

4/13/04 Janet V. Green
DATE NAME
JANET V. GREEN
EXECUTIVE DIRECTOR,
PENINSULA HABITAT FOR HUMANITY

CERTIFICATE OF NOTORIZATION
STATE OF VIRGINIA
COUNTY OF JAMES CITY

I, (PRINT) Lori A. Gutzwiller A NOTARY PUBLIC IN AND FOR THE 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 COUNTY AND STATE AFORESAID. GIVEN UNDER MY NAME THIS 3rd DAY OF September, 2004.

MY COMMISSION EXPIRES November 30, 2007
SIGNATURE Donald W. Davis

City of Williamsburg & County of James City IS CITY
Circuit Court: This PLAT was recorded on 4-7-2005 UIT COURT, THE
at 3:54 PM PB PG 2004
DOCUMENT # 050007752
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

CERTIFICATE OF APPROVAL

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

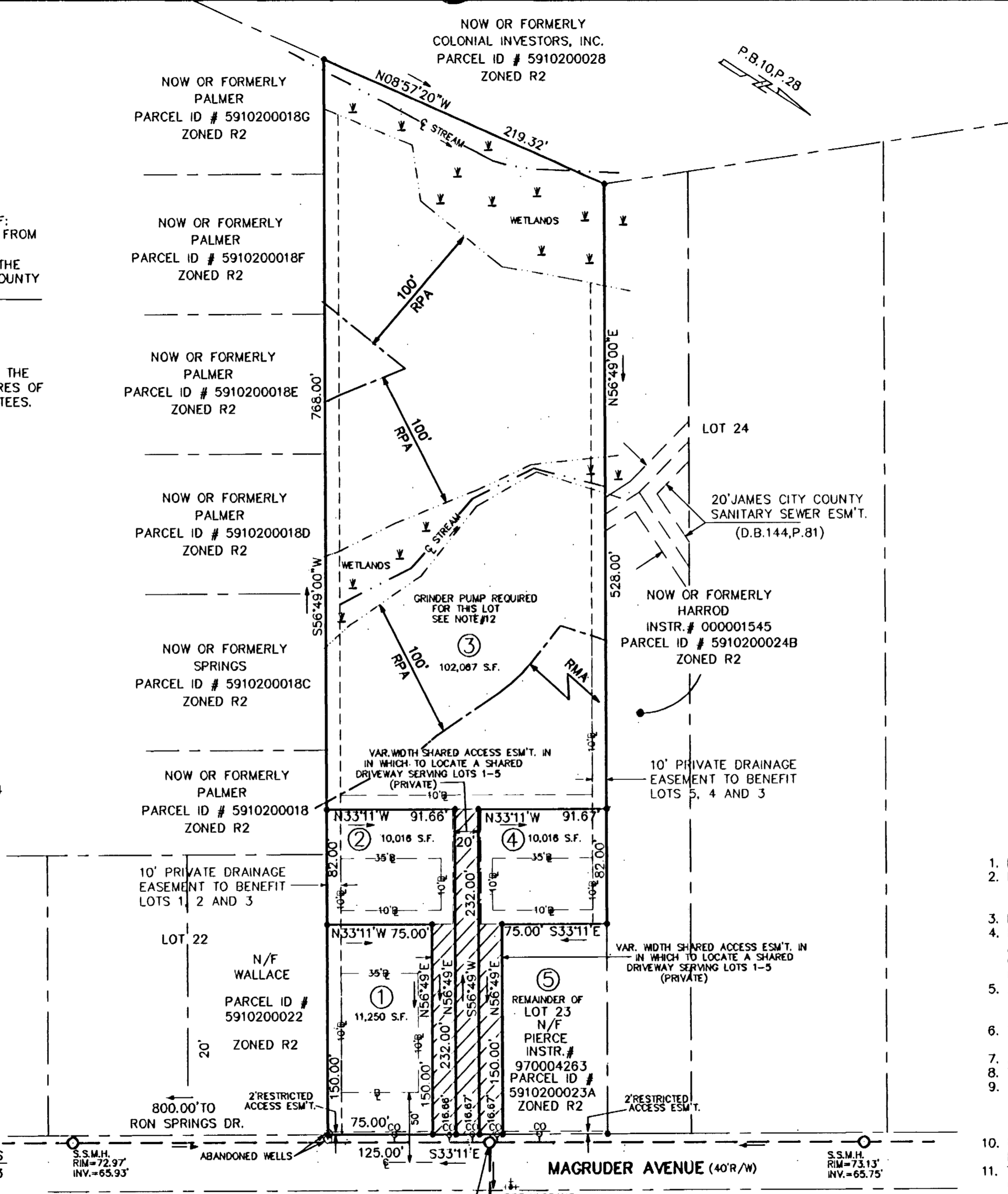
2/19/05 Bruce A. Wain
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

3/23/05 Subdivision Agent
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

AREA

	S.F.	ACRES
AREA OF RESIDENTIAL LOTS	133,349	3.0613
AREA OF RIGHT OF WAY	0	0
AREA OF OPEN SPACE	0	0
TOTAL AREA OF SUBDIVISION	133,349	3.0613

TOTAL NUMBER OF LOTS = 4
LARGEST LOT (3) = 102,067 S.F. = 2.3431 AC.
SMALLEST LOT (2) = 10,016 S.F. = 0.2299 AC.
AVERAGE LOT AREA = 33,337 S.F. = 0.7653 AC.

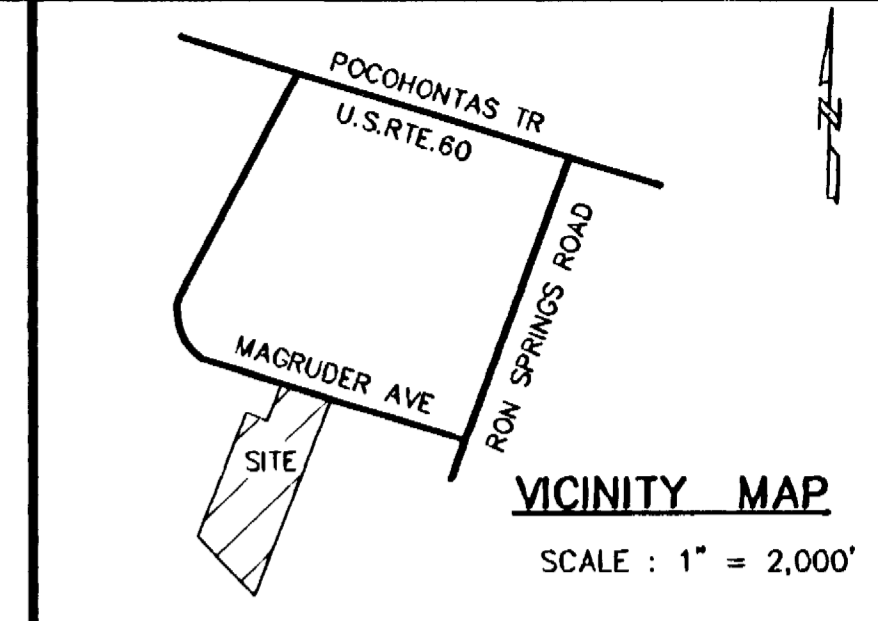


SYMBOLS

- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD SET
- SAN. SEW. MANHOLE
- ⊕ HYDRANT
- ⊙ WATER METER
- ⊚ UTILITY POLE

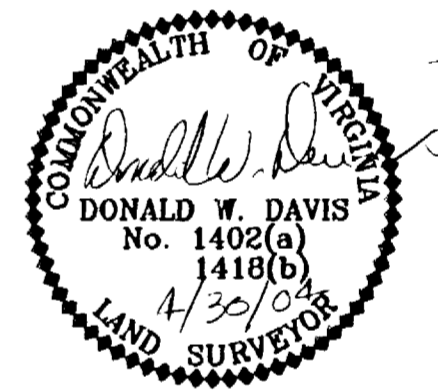


Scale 1" = 60 ft



SUBDIVISION PLAT OF
PART OF
LOT 23
PLAT SHOWING SUBDIVISION
OF THE
SADIE LEE TAYLOR PROPERTY
JAMESTOWN MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 60' DATE: 30 APRIL 2004

DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY
SUITE "G"
YORKTOWN, VA 23693
PHONE: (757) 867-8583



GENERAL NOTES:

1. PROPERTY IS ZONED R-2, GENERAL RESIDENTIAL DISTRICT
2. MINIMUM SETBACKS: FRONT - 25 FT.
SIDES - 10 FT.
REAR - 35 FT.
3. LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
4. PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510201 0050 B EFFECTIVE DATE: FEBRUARY 6, 1991.
5. ANY EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
6. THE PROPERTY PARCEL IDENTIFICATION NUMBER IS 5910200023.
7. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
8. THE PROPERTY ADDRESS IS #133 MAGRUDER AVENUE.
9. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
11. THE DRIVEWAY TO BE CONSTRUCTED ALONG THE CENTER OF THE SHARED ACCESS EASEMENT IS TO BE A PAVED SURFACE AT LEAST TEN FEET WIDE AND THREE INCHES DEEP.
12. GRINDER PUMP SHALL BE INSTALLED TO SERVICE LOT 3 AT DEVELOPER'S EXPENSE. THE PUMP SHALL BE CAPABLE OF DELIVERING 15 GPM AGAINST A RATED TOTAL DYNAMIC HEAD OF 0 FEET (0 PSIG) AND 9 GPM AGAINST A RATED TOTAL DYNAMIC HEAD OF 138 FEET (60 PSIG).