

GENERAL NOTES:

NAME OF SUBDIVISION: SUBDIVISION OF PROPERTY OF JEFFREY J. BRANSTROM AND MELISSA R. BURKLAND

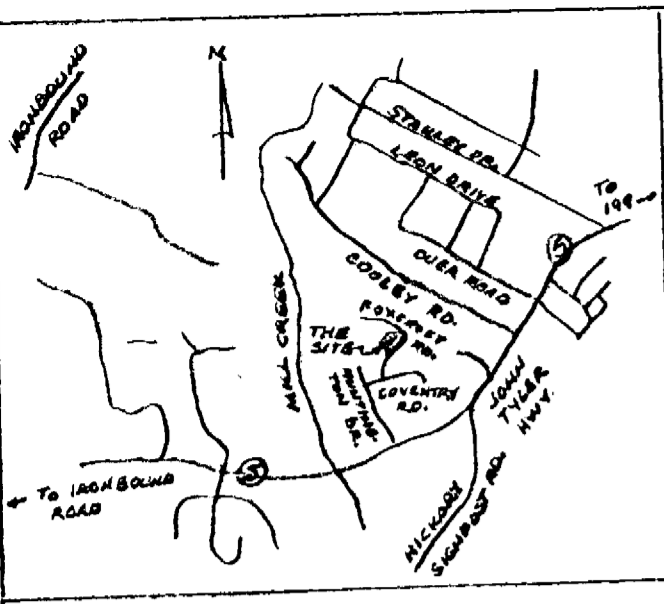
- PROPERTY ADDRESS - #4 FOXCROFT ROAD, JAMES CITY-COUNTY, VIRGINIA ; LEGAL DESCRIPTION: PARCEL A, PT. INDIGO DAM
- PROPERTY IS ZONED R-1.
- PROPERTY TAX MAP NO. 4720300034
- AREA SUBDIVIDED IS 1.610 ACRES+-
- LOT SIZES: PARCEL A: 49,034.097 sq. ft.+- (1.126 AC.+-); PARCEL B: 21,069.470 sq. ft.+- (0.484 AC.+-)
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
- PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.
- MINIMUM BUILDING SETBACK REQUIREMENTS: FRONT: 35 FEET FROM PROPERTY LINE (60 FEET FROM CENTERLINE OF FOXCROFT ROAD) SIDE: 15 FEET BACK: 35 FEET
- THERE IS AN INCORRECT DISTANCE SHOWN ON THE FRONTAGE OF THIS PROPERTY ON THE PLAT OF WHITE OAKS SUBDIVISION PREPARED BY MCMANUS, MROCK AND MCMANUS, DATED SEPTEMBER 24, 1965 RECORDED IN PLAT BOOK 23, PAGE 11 IN THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA. CORRECT IS SHOWN HEREON.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. (NONE KNOWN ON THIS PROPERTY.)
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS BY LESS THAN DESIRABLE SIGHT DISTANCE.

REFERENCES:

- P.B. 23-PG.11 - WHITE OAKS SUBDIVISION PLAT
- D.B. 81-PG.126 - VIRGINIA POWER CO.
- D.B. 103-PG.678 - C&P TELEPHONE CO.

ALL NEW MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE



VICINITY MAP
1" = 2000'

OWNER'S CERTIFICATE AND SOURCE OF TITLE:

TITLE TO THE LAND BEING SUBDIVIDED AS SHOWN HEREON IS VESTED IN JEFFREY J. BRANSTROM AND MELISSA R. BURKLAND BY DEED FROM CAMPBELL M. AND LINDA A. MOTLEY, DATED OCTOBER 31, 2003 AND RECORDED AS INSTRUMENT #030037062 AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY AND THE CITY OF WILLIAMSBURG, VIRGINIA.

OWNER'S CONSENT:
THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

Jeffrey J. Branstrom
JEFFREY J. BRANSTROM

Melissa R. Burkland
MELISSA R. BURKLAND



CERTIFICATE OF NOTARIZATION:
STATE OF VIRGINIA

Newport News, VIRGINIA

I, Ethel Taylor Vindley, A NOTARY PUBLIC IN AND FOR THE City AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 11th DAY OF February, 2005

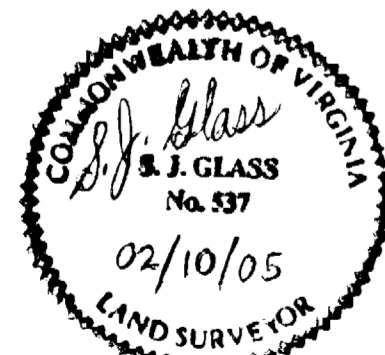
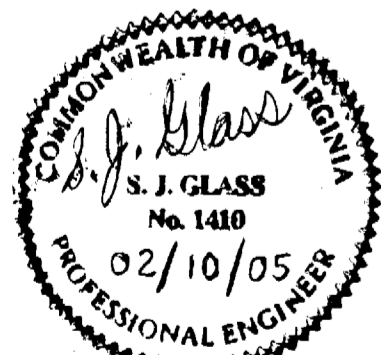
Ethel Taylor Vindley NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 31st DAY OF January, 2006.

ENGINEER'S OR SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

SIGNED Stuart J. Glass DATE: February 10, 2005
STUART J. GLASS, P.E.; L.S.



CERTIFICATE OF APPROVAL:

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

AGENT OF GOVERNING BODY:

SIGNED: [Signature] DATE: 2/27/05

HEALTH OFFICER:

SIGNED: _____ DATE: _____

VIRGINIA DEPARTMENT OF TRANSPORTATION:

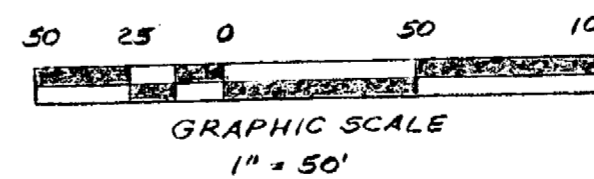
SIGNED: [Signature] DATE: 4/27/05

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
6th May 2005
at 2:48 AM/PM PG. 1
DOCUMENT # 050010022
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk

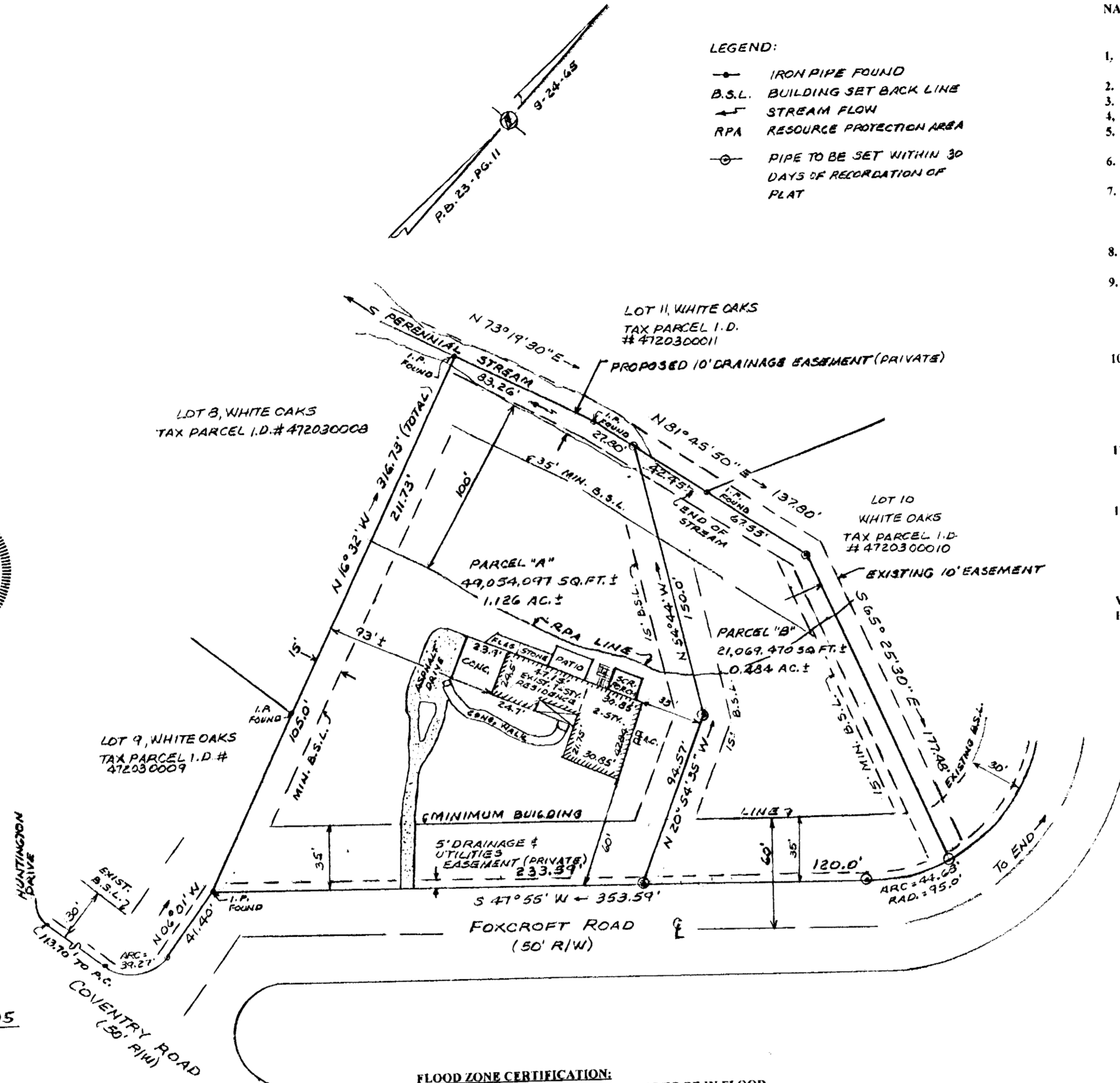
FLOOD ZONE CERTIFICATION:
PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD HAZARD ZONE "X" (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP COMMUNITY PANEL #510201 0025 B, DATED FEBRUARY 6, 1991.

CURVE DATA

DELTA: 26.57°
RADIUS: 95.00'
TANGENT: 22.76'
LENGTH: 44.68'
CHORD: 44.27'
CHORD BG. S 34°26' 30" W



L Large/Small Plat(s) Recorded
thereon as # 050010022



REVISIONS/ADDITIONS	DATE	BY
	01-20-05	ESB

PLAT SHOWING SUBDIVISION OF PROPERTY OF JEFFREY J. BRANSTROM AND MELISSA R. BURKLAND

BEING TAX PARCEL I.D. #4720300034
FOXCROFT ROAD
BERKELEY DISTRICT
JAMES CITY-COUNTY, VIRGINIA

SCALE: 1" = 50' SEPTEMBER 30, 2004

S. J. GLASS AND ASSOCIATES
4001 MONITOR DRIVE, HAMPTON, VIRGINIA 23669
TELEPHONE: (757) 723-0120