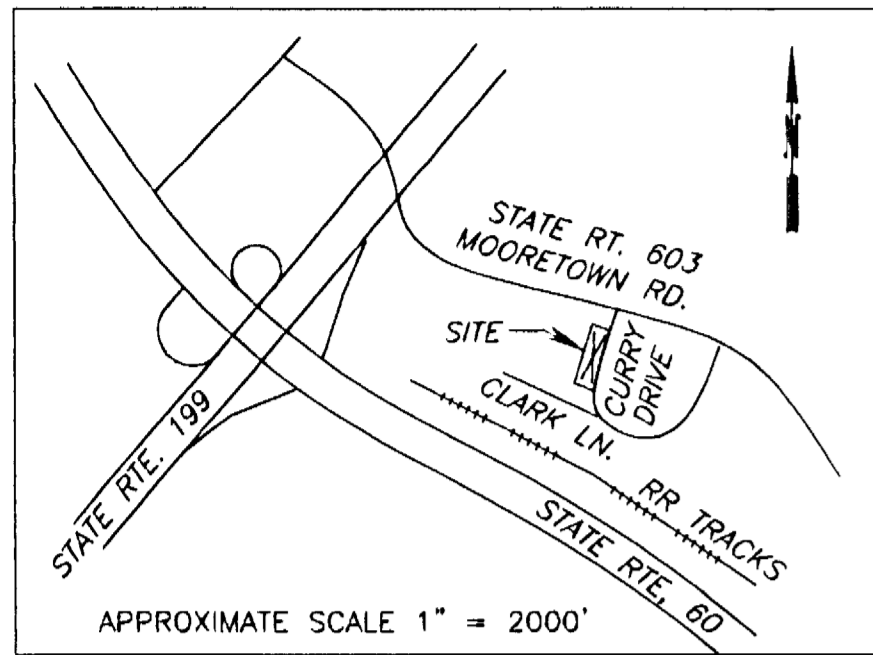


MARION TAYLOR SUBDIVISION

PARTITION PLAT OF TAX PARCEL 32-2, 1-31, LOCATED IN THE POWHATAN MAGISTERIAL DISTRICT OF JAMES CITY COUNTY, VIRGINIA. BEING THE PROPERTY OF MARION E. TAYLOR ACCORDING TO DEED RECORDED IN THE CIRCUIT COURT OF JAMES CITY COUNTY IN DEED BOOK 169 AT PAGE 824. SUBSEQUENTLY ADJUSTED BY "PLAT OF SURVEY TO ACCOMPANY A BOUNDARY LINE EXTINGUISHMENT & ADJUSTMENT BETWEEN THE PROPERTIES OF EARL M. TAYLOR & MARION E. TAYLOR AND THE BEAUTIFUL TEMPLE LODGE AND JAMES CITY COUNTY", RECORDED IN THE RECORDS OF JAMES CITY COUNTY IN PLAT BOOK 64 ON PAGE 28.

VICINITY MAP



FLOOD ZONE NOTE:
THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL # 510 201 0020 B WITH AN EFFECTIVE DATE OF FEB. 6, 1991.

SOURCE OF TITLE
THE PROPERTY SHOWN HEREON WAS CONVEYED BY DEED DATED FEBRUARY 21, 1969 FROM OLIVER LEE TAYLOR AND CARRIE MARIE TAYLOR TO EARL M. AND MARION E. TAYLOR AND RECORDED IN THE RECORDS OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DEED BOOK 122 AT PAGE 646.

ZONING NOTE:
THE PROPERTY DELINEATED ON THIS SURVEY IS ZONED R-2, GENERAL RESIDENTIAL.

UTILITY NOTES:
ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND. WATER/SEWER SERVICES WILL BE CONNECTED TO PUBLIC SYSTEMS.

LEGEND

- N/F NOW OR FORMERLY
- FOUND PIPE
- FOUND ROD
- SET ROD AT CORNER
- UTILITY POLE
- ⊙ EXISTING SEWER CLEAN-OUT
- ⊙ EXISTING WATER METER
- B.S.L. BUILDING SET-BACK LINE

NOTE:
ALL NEW MONUMENTS SHALL BE SET PER SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

Tax Parcel 32-2,1-28A
N/F Bruce A. & Barbara A. Taylor
DB 582 PG 506
PB 48 PG 100

CERTIFICATE OF APPROVAL

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

SIGNED: *[Signature]* 7/6/05
AGENT OF THE GOVERNING BODY:

SIGNED: *[Signature]* 4/20/05
VIRGINIA DEPT. OF TRANSPORTATION

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL REQUIREMENTS FOR THE PLATTING OF SUBDIVISIONS IN THE COUNTY OF JAMES CITY HEREON IS TRUE AND CORRECT IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

[Signature] 4/12/2005
SCOTT E. SHORLAND - LAND SURVEYOR
#001979

BOUNDARY LINE ACCORDING TO PB 64 PG 74

Tax Parcel 32-2,1-30
N/F Melvin Piggott
ID 97 00 7830
PB 64 PG 74

AREA SUMMARY
ORIGINAL TOTAL AREA OF- TAX MAP PARCEL 32-2,1-31 3.3718 ACRES +/- (RECORD)
AREA OF PARCEL "A"- 0.6236 ACRES +/-
AREA OF PARCEL "B"- 0.5581 ACRES +/-
AREA REMAINING TAX PARCEL 32-2,1-31 - 2.1901 ACRES +/- (CALC)

Tax Parcel 32-2,1-30A
N/F Shirley Piggott
ID 97 00 7831
PB 64 PG 74

Tax Parcel 32-2,1-28D
N/F Charles S. & Yvette Taylor
DB 582 PG 90
PB 48 PG 100

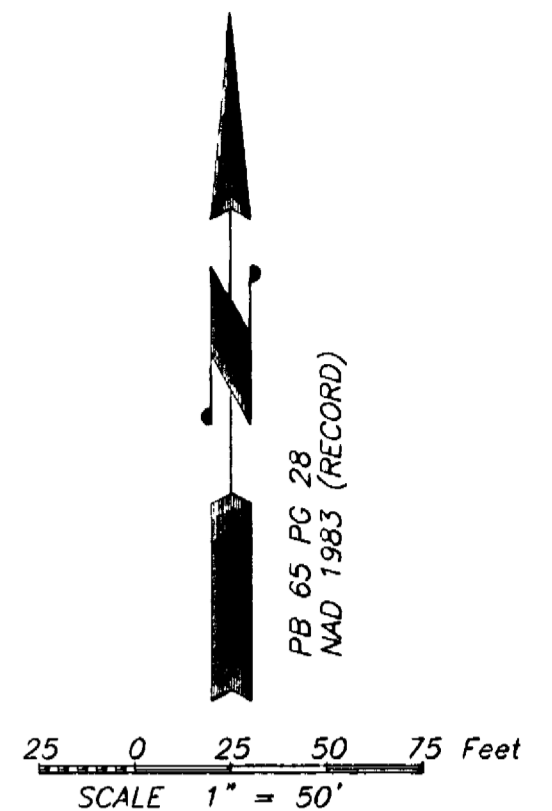
(FRAME BUILDING (YVETTE OWNED) ENCROACHMENT INTO PARCEL "A")

Tax Parcel 32-2,1-28C
N/F Carolyn Taylor Druitt

Tax Parcel 32-2,1-28B
N/F David A. Taylor
DB 332 PG 125

Tax Parcel 32-2,1-32
N/F Beautiful Temple Lodge

Tax Parcel 32-2,1-33
N/F James City County



NOTE:
ALL DRIVEWAY ENTRANCES SHALL BE CONSTRUCTED PER VDOT STANDARD PE-1

L Large/Small Plat(s) Recorded herewith as # 050015923

OWNER'S CONSENT

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER ("S").

[Signature] 5-2-2005 DATE
[Signature] 5/2/05 DATE

COMMONWEALTH OF VIRGINIA

CITY/COUNTY York, TO-WIT: THE FOREGOING INSTRUMENT WAS

ACKNOWLEDGED BEFORE ME THIS 12 DAY OF MAY

2005, BY *[Signature]*

MY COMMISSION EXPIRES 12/31/2008 My Comm. Exp. 12/31/2008

NOTARY PUBLIC

IN ACCORDANCE WITH SECTION 19-29 (1) OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE: "UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE."

EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

ALL WATER AND SEWER FACILITIES WITHIN THE JCSA EASEMENTS SHALL BE DEDICATED TO THE JAMES CITY SERVICE AUTHORITY.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 14 Feb 2005
at 9:41 AM/PM PB PG
DOCUMENT # 050015923
BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk



CURVE DATA
C2
ARC LENGTH = 40.54'
DELTA = 4° 08' 25"
RADIUS = 561.00'
CHORD = S 29° 55' 44" W 40.53'

C1
ARC LENGTH = 111.42'
DELTA = 11° 22' 48"
RADIUS = 561.00'
CHORD = S 22° 10' 08" W 111.24'

WATER AND SEWER MAIN NOTE:
PROPOSED WATER AND SEWER MAIN TO BE INSTALLED TO JCSA STANDARDS.
L1 = S 30° 50' 39" W 64.42' (M)

20' DRAINAGE AND JCSA UTILITY EASEMENT (APPROXIMATE)
DB 239 PG. 544

#050015923