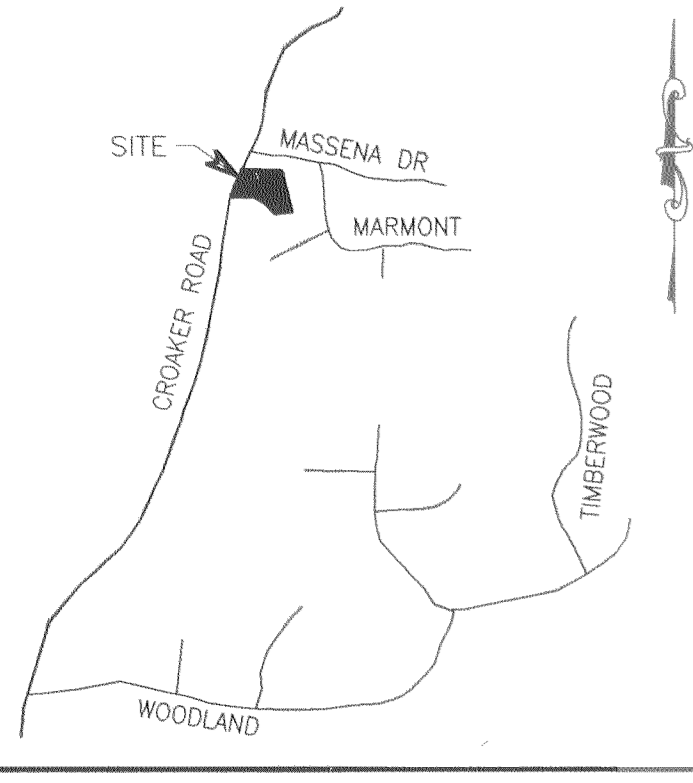


#050029506



VICINITY MAP - 1" = 2000'

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ELSIE DURANT LIFE ESTATE TO BYRON A. MURPHY BY INSTRUMENT RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN INSTRUMENT NO. 020027091.

OWNERS CERTIFICATE

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

Dec 2, 05 *Byron A. Murphy*
 DATE OWNER (SIGNATURE)
Byron A. Murphy
 OWNER (PRINT)

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, Dianne Newman, A
 NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY
 CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING
 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY HAND THIS 2 DAY OF December, 2005.
 MY COMMISSION EXPIRES 3-31-07
Dianne Newman
 NOTARY PUBLIC

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 et seq., THE "REGULATIONS").

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY CLYDE C. DAVIS, JR. AOSE 161, 7620 DAVIS POND ROAD, WEST POINT, VA 23181 (804) 843-3029. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO #380 OF THE REGULATIONS THE APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

CERTIFICATE OF APPROVAL

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

12/2/05 *Byron A. W...*
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
 12/2/05 *Walter Jordan*
 DATE VIRGINIA DEPARTMENT OF HEALTH
 12/2/05 *[Signature]*
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

ENGINEERS OR SURVEYORS CERTIFICATE

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

12/02/05 *Ch. A. Calhoun*
 DATE CHARLES A. CALHOUN, L.S. #002554

GENERAL NOTES

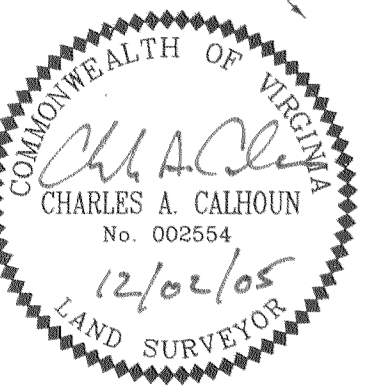
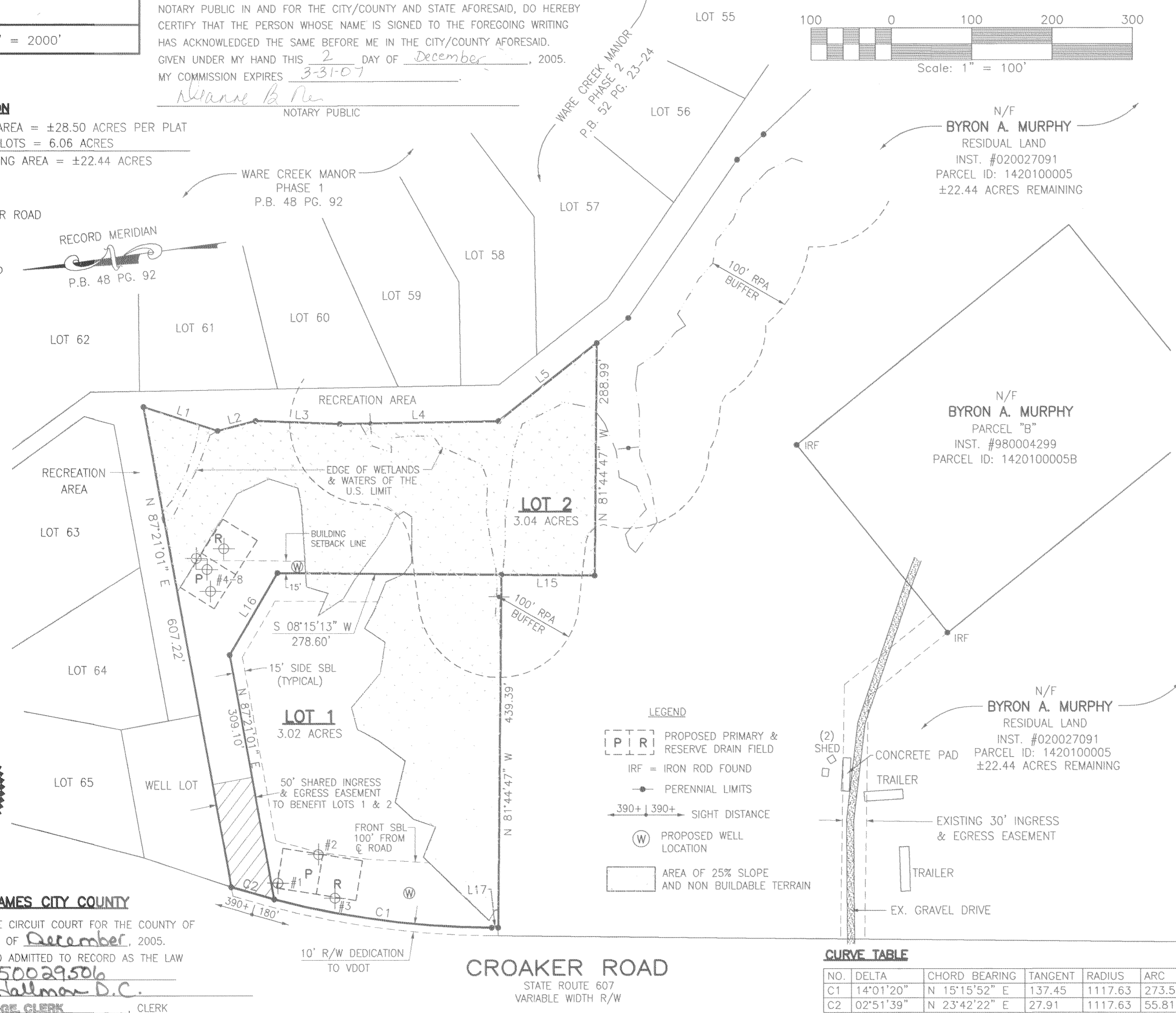
1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
3. WETLANDS AND RPA BUFFER SHOWN TAKEN FROM ENVIRONMENTAL SURVEY BY RICHMOND+BURY.
4. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
7. LOTS SHOWN ARE TO BE SERVED BY PRIVATE SEWER AND WATER.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
9. THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 510201 0010B, DATED FEBRUARY 6, 1991
10. DRAIN FIELD LOCATIONS AND SIZE BY OTHERS.
11. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
12. ADEQUATE SITE DISTANCE OF 390' TO BE OBTAINED DURING CONSTRUCTION OF SHARED DRIVE ENTRANCE SERVICING LOTS 1 & 2.
13. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
14. LOTS 1 AND 2 ARE SUBJECT TO THE CONDITIONS OF THE PERMANENT CARE AND MAINTENANCE AGREEMENT THAT ACCOMPANY THIS SUBDIVISION.

PROPERTY INFORMATION

PARENT PARCEL TOTAL AREA = ±28.50 ACRES PER PLAT
 TOTAL AREA OF 2 NEW LOTS = 6.06 ACRES
 PARENT PARCEL REMAINING AREA = ±22.44 ACRES
 ZONING DISTRICT: A-1
 PARCEL ID: 1420100005
 ADDRESS: 8942 CROAKER ROAD

BUILDING SETBACKS

FRONT: 100' FROM C. ROAD
 SIDE: 15'
 REAR: 35'



- LEGEND**
- [PIR] PROPOSED PRIMARY & RESERVE DRAIN FIELD
 - IRF = IRON ROD FOUND
 - PERENNIAL LIMITS
 - 390+ | 390+ SIGHT DISTANCE
 - (W) PROPOSED WELL LOCATION
 - AREA OF 25% SLOPE AND NON BUILDABLE TERRAIN

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 25°36'37" W	97.16'
L2	S 06°43'45" E	48.85'
L3	S 09°54'21" W	104.78'
L4	S 06°46'18" W	197.45'
L5	S 30°44'32" E	156.10'
L15	N 08°15'13" E	115.93'
L16	S 51°58'44" E	118.16'
L17	N 08°15'13" E	8.00'

CURVE TABLE

NO.	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C1	14°01'20"	N 15°15'52" E	137.45	1117.63	273.52	272.84
C2	02°51'39"	N 23°42'22" E	27.91	1117.63	55.81	55.80

STATE OF VIRGINIA, JAMES CITY COUNTY
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 13 DAY OF December, 2005.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 050029506
 TESTE Betsy B. Woolridge D.C.
 BY Betsy B. Woolridge, CLERK

SUBDIVISION PLAT OF
TWO LOTS ON CROAKER ROAD
 FOR
P.W. DEVELOPMENT
 LOCATED IN JAMES CITY COUNTY, VIRGINIA
 DATE: 6/07/05 SCALE 1"=100' JOB# 04-676
 REV. 12/02/05

LandTech Resources, Inc.
 Surveying • Mapping • Land Design
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