

#050029928

CERTIFICATION OF SOURCE OF TITLE: THOMAS A. WALKER
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY LAND HOLDING, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO THOMAS A. WALKER BY DEED DATED OCTOBER 20, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS L.R.# 040027828.

OWNER'S CONSENT AND DEDICATION

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

THOMAS A. WALKER

BY: Thomas Walker 10-28-05
 PRINTED NAME DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF WILLIAMSBURG/YORK, TO-WIT:

LCS BALCKMANN A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 28 DAY OF OCTOBER, 2005.

MY COMMISSION EXPIRES MARCH 31, 2008.

[Signature]
 NOTARY PUBLIC

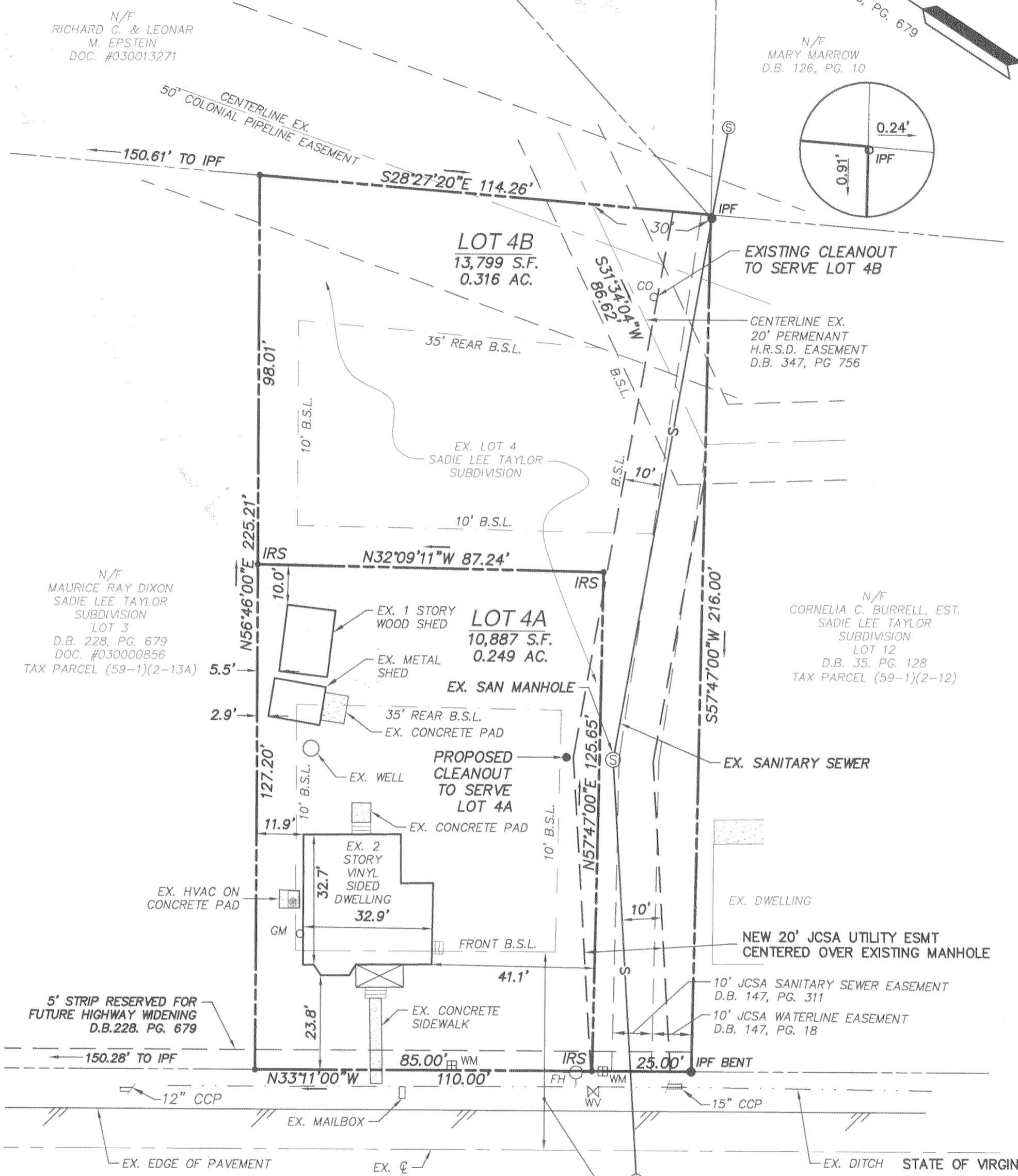
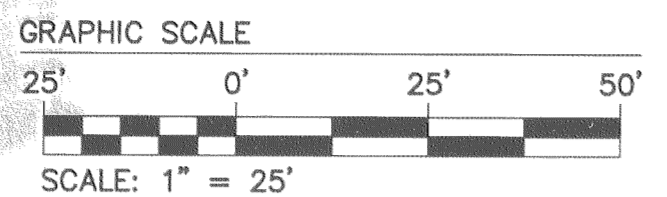
GENERAL NOTES

- PROPERTY IS ZONED R-2, GENERAL RESIDENTIAL DISTRICT
- TAX PARCEL (59-1)(2-13).
- PROPERTY ADDRESS IS: 136 MAGRUDER AVENUE
- SETBACKS:
 FRONT = 50' FROM C. ROAD
 SIDE = 10'
 REAR = 35'
- IF LOT IS LESS THAN 20,000 SQUARE FEET, MINIMUM WIDTH AT SETBACK LINE IS 75 FT.
 IF LOT IS MORE THAN 20,000 SQUARE FEET BUT LESS THAN 43,560 SQUARE FEET, MINIMUM WIDTH AT SETBACK LINE IS 100 FEET.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PANEL 510201-0050B, DATED 2/6/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- THESE LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.
- 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.

SURVEYOR'S CERTIFICATE

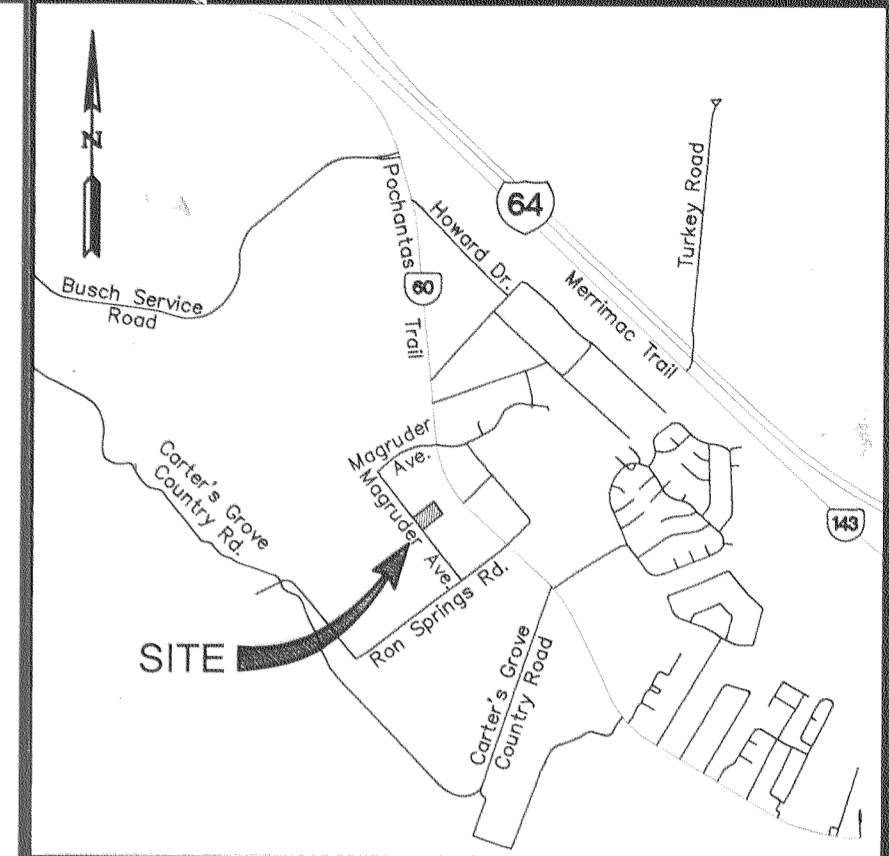
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

G. T. Wilson, Jr. 5/2/05
 G. T. WILSON, JR., L.S. #1183 DATE



LEGEND
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET
 B.S.L. = BUILDING SETBACK LINE
 WM = WATER METER
 CO = SEWER CLEAN OUT
 GM = GAS METER
 EX. = EXISTING
 C. = CENTERLINE

MAGRUDER AVENUE
 ROUTE #656
 (40' R/W)
 FRONT SETBACK 50' FROM CENTERLINE OF MAGRUDER AVENUE (LESS THAN 50' R/W)



VICINITY MAP
 SCALE: 1" = 2000'±

AREA TABULATION

EXISTING LOT 4	= 24,686 S.F. OR 0.57 AC.
PROPOSED LOT 4A	= 10,887 S.F. OR 0.25 AC.
PROPOSED LOT 4B	= 13,799 S.F. OR 0.32 AC.
TOTAL	= 24,686 S.F. OR 0.57 AC.

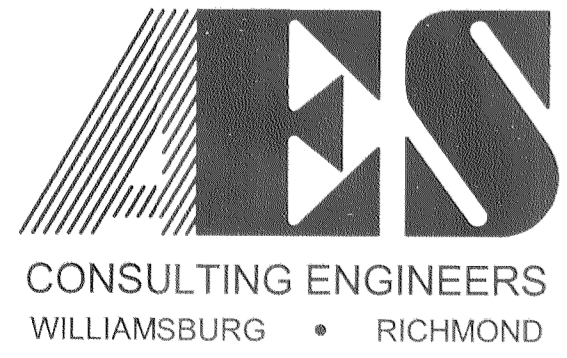
- REFERENCES:**
 DEED BOOK 90, PAGE 722-724
 DEED BOOK 126, PAGE 10
 DEED BOOK 147, PAGE 311-312 & 317
 DEED BOOK 147, PAGE 318-319 & 324
 DEED BOOK 228, PAGE 679
 DEED BOOK 282, PAGE 37-38
 DEED BOOK 347, PAGE 537-538
 DEED BOOK 347, PAGE 756-758 & 765
 DEED BOOK 450, PAGE 422
 PLAT BOOK 9, PAGE 35
 INST #040027828

CERTIFICATE OF APPROVAL

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

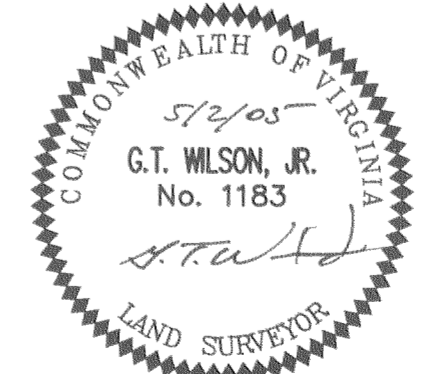
Bruce A. Williams 10/27/05
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 11/8/05
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 19th DAY OF December, 2005.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:51 AM/PM
 INSTRUMENT # 050029928
 TESTE: Betsy B. Woolridge, Clerk
 BETSY B. WOOLRIDGE, CLERK



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
 BEING LOT 4
 SADIE LEE TAYLOR SUBDIVISION
 OWNED BY: THOMAS A. WALKER
 ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	8/30/05	REVISED PER J.C.C. COMMENT LETTER DATED 8/29/05	AWT
2	8/16/05	REVISED PER J.C.C. COMMENT LETTER DATED 8/2/05	AWT
1	7/27/05	REVISED PER J.C.C. COMMENT LETTER DATED 7/26/05	AWT

DESIGNED AES	DRAWN AWT
Scale 1"=25'	Date 5/2/05
Project No. 9586	
Drawing No. 1 of 1	