

#060025116

OWNERS CERTIFICATE

THE LAND AS SHOWN ON THIS PLAT AND KNOWN AS PARCEL C PADDOCK GREEN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

George H. Teuton 7-19-06
 GEORGE H. TEUTON - OWNER DATE
Martha E. Teuton 7-19-06
 MARTHA E. TEUTON - OWNER DATE

THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY CLAIMS ARISING AS A RESULT OF LESS THAN DESIRABLE SIGHT DISTANCE.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF YORK I, MATTHEW H. CONNOLLY, 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 19TH DAY OF JULY, 2006. MY COMMISSION EXPIRES JULY 31st, 2006
Matthew H. Connolly
 NOTARY PUBLIC

OWNERS CERTIFICATE

THE LAND AS SHOWN ON THIS PLAT AND KNOWN AS PARCEL E PADDOCK GREEN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Roger Gordon Gosden 8/4/06
 ROGER GORDON GOSDEN - OWNER DATE
Lucinda Leigh Gosden Veeck 8/4/06
 LUCINDA LEIGH GOSDEN VEECK - OWNER DATE

CERTIFICATE OF NOTARIZATION

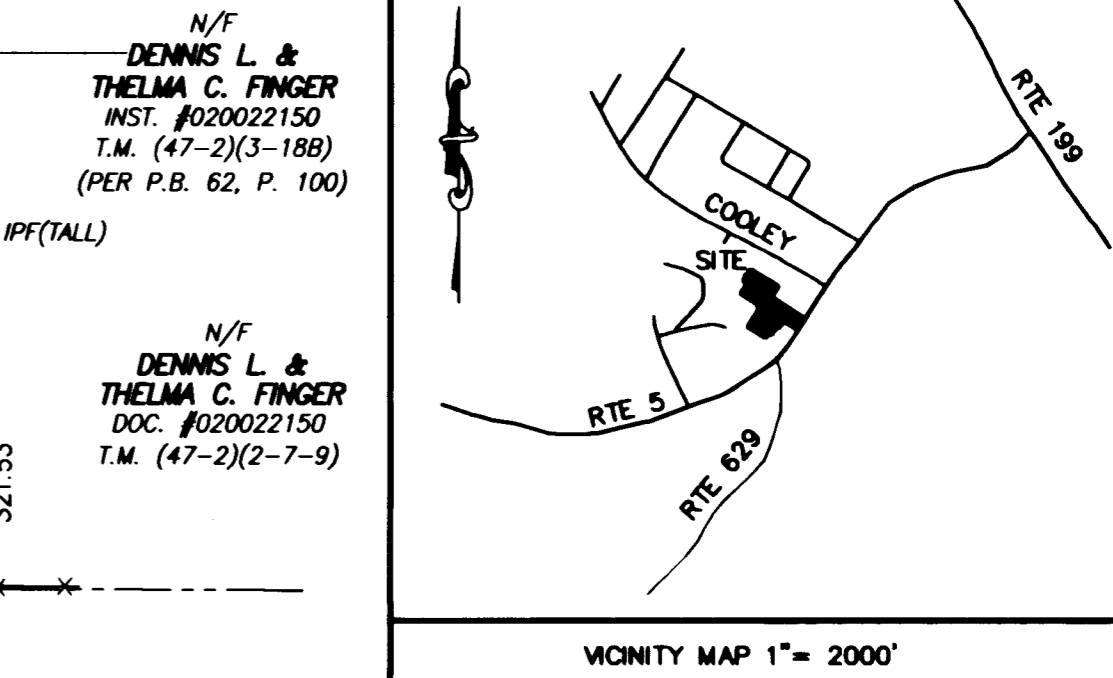
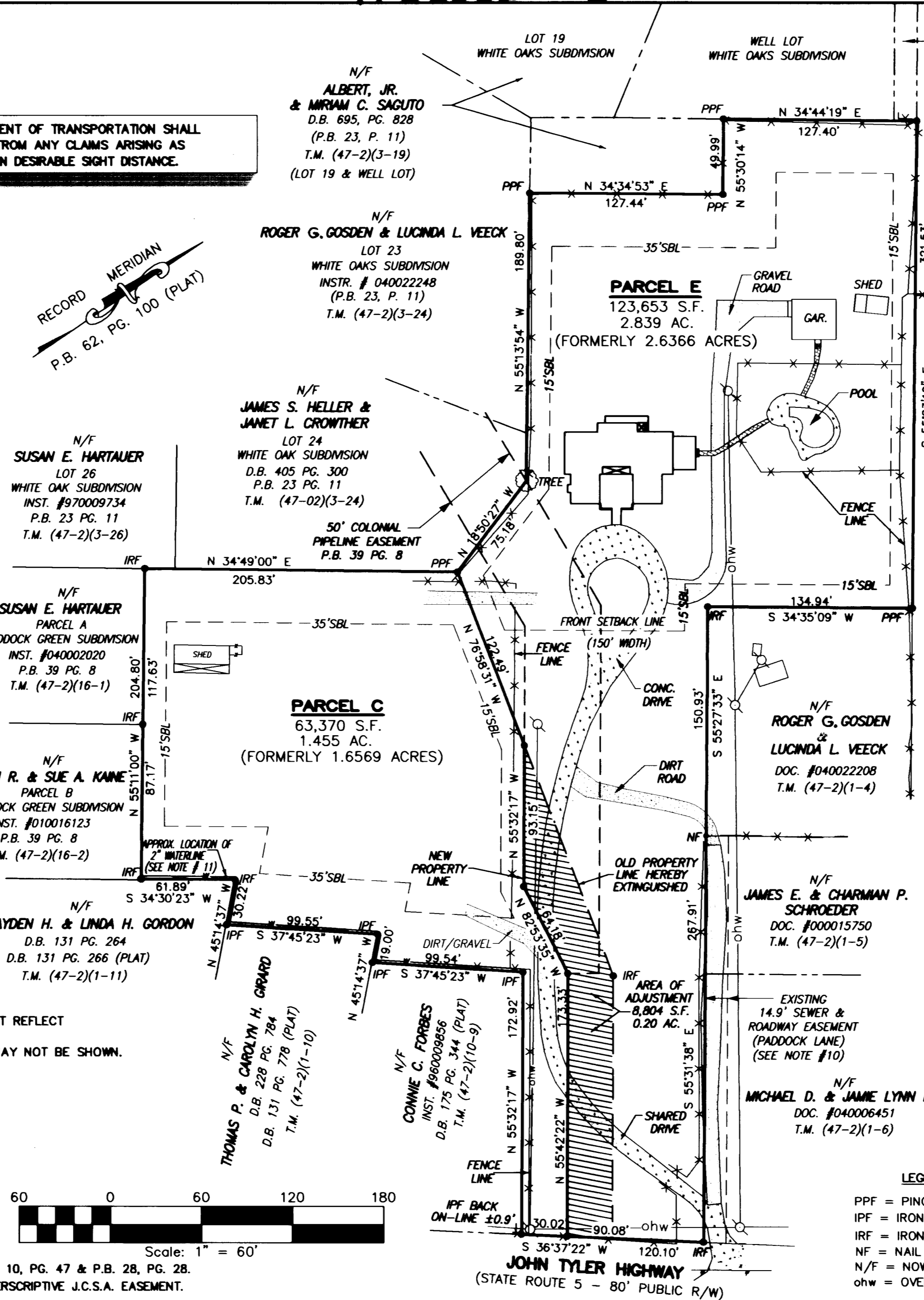
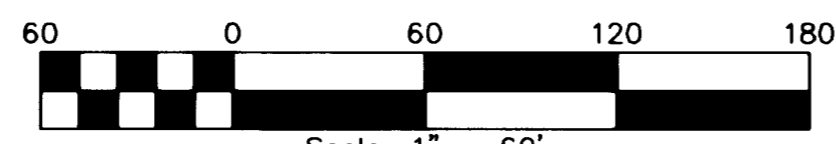
STATE OF VIRGINIA
 CITY/COUNTY OF YORK I, MATTHEW H. CONNOLLY, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 4TH DAY OF AUGUST, 2006. MY COMMISSION EXPIRES JULY 31st, 2006
Matthew H. Connolly
 NOTARY PUBLIC

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.
 DATE: 7/18/06
Charles A. Calhoun
 CHARLES A. CALHOUN, L.S. #002554

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS, ETC. AFFECTING PROPERTY.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY HOWEVER ALL IMPROVEMENTS MAY NOT BE SHOWN.
3. WETLANDS AND RPA, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
7. PARCELS SHOWN ARE CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. PARCELS LIE IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #510201 0045 B DATED FEBRUARY 6, 1991.
10. THE FOLLOWING INSTRUMENTS REFERENCE THE "14.9' SEWER & ROADWAY EASEMENT" AS SHOWN ON THIS PLAT: D.B. 747, PG. 696, D.B. 130, PGS. 265, 270, & 276; P.B. 10, PG. 47 & P.B. 28, PG. 28.
11. EXISTING 2" WATERLINE AND ASSOCIATED SERVICE CONNECTIONS ARE LOCATED IN A PERSCRPTIVE J.C.S.A. EASEMENT.



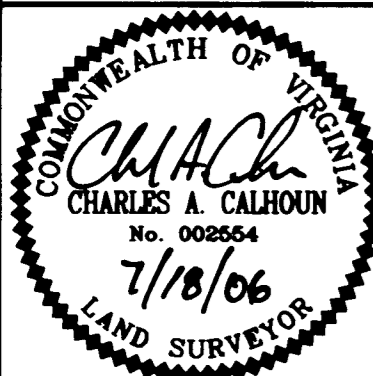
CERTIFICATE OF SOURCE OF TITLE - PARCEL C
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY P.W. DEVELOPMENT, INC. TO GEORGE H. AND MARTHA E. TEUTON BY A DEED DATED MAY 19th, 2005 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY COUNTY IN INSTRUMENT #050011505 AND PLAT RECORDED AS INSTRUMENT # 050015205.
CERTIFICATE OF SOURCE OF TITLE - PARCEL E
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ROGER G. GOSDEN & LUCINDA L. VEECK TO ROGER GORDON GOSDEN & LUCINDA LEIGH GOSDEN VEECK BY A DEED DATED AUGUST 1, 2004 & RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY COUNTY IN INSTRUMENT #040022208.

CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 DATE: 8/10/06
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE: 9/1/06
 SUBDIVISION AGENCY OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 5 DAY OF October, 2006. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:08 P.M. INSTRUMENT # 060025116
 TESTE *Betsy B. Woolridge* By *Charles A. Calhoun*
 CLERK

PROPERTY INFORMATION
 TOTAL AREA OF ADJUSTMENT = 8,804 SQ. FT.
 PARCELS C & E, PADDOCK GREEN SUBDIVISION
 TOTAL AREA: 187,023 S.F. / 4.294 ACRES
 PARCEL ID: PARCEL C - #4721600003
 PARCEL E - #4721600005
 AREA: EXISTING PARCEL C = 1.6569 AC.
 ADJUSTED PARCEL C = 1.455 AC.
 EXISTING PARCEL E = 2.6366 AC.
 ADJUSTED PARCEL E = 2.839 AC.
 ZONING DISTRICT: R1
 BUILDING SETBACK (SBL)
 FRONT = 35'
 REAR = 35'
 SIDE = 15'

LEGEND:
 PPF = PINCHED PIPE FOUND
 IPF = IRON PIPE FOUND
 IRF = IRON ROD FOUND
 N/F = NAIL FOUND
 N/F = NOW OR FORMERLY
 ohw = OVERHEAD WIRE



DATE: 7/18/06
 DRAWN BY: CAC
 SCALE 1" = 60'
 PROJECT No. 05-506
 FILE NAME: 05-506.DWG
 REFERENCES:
 AS NOTED

NO.	DATE	REVISION / COMMENT / NOTE
		City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on <u>5 October 2006</u> at <u>1:08</u> AM/PM. PG. <u>1</u> DOCUMENT # <u>060025116</u> BETSY B. WOOLRIDGE, CLERK <i>Betsy B. Woolridge</i> Clerk

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 Surveying • Engineering • GPS
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 Web: landtechresources.com