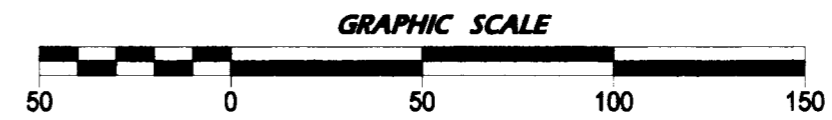


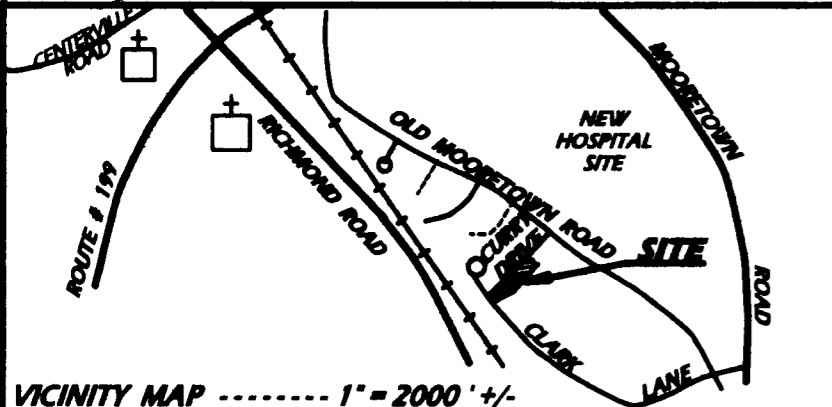
ADDITIONAL NOTES:

- 1.) THERE IS HEREBY RESERVED A 10' EASEMENT FOR DRAINAGE & UTILITIES INSIDE EACH FRONT PROPERTY LINE AND ON EITHER SIDE OF EACH SIDE PROPERTY LINE.
2.) THE JCSA CONSTRUCTION INSPECTOR, CHRIS COURSON, SHALL BE CALLED PRIOR TO WATER AND SEWER CONNECTIONS AT (757) 592-1803, IN ORDER TO BE ON-SITE AT THE TIME OF SUCH CONNECTIONS.
3.) ALL COMPONENTS OF THE WATER DISTRIBUTION AND SANITARY SEWER SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE LATEST EDITION OF THE 'JCSA DESIGN AND ACCEPTANCE CRITERIA FOR WATER DISTRIBUTION AND SANITARY SEWER SYSTEMS'...

- LEGEND:
IPF = IRON PIPE FOUND
IPS = IRON PIPS SET
IRF = IRON ROD FOUND
IRS = IRON ROD SET
BSL = BLDG. SETBACK LINE
TXMP = TAXMAP
S = SOIL TEST HOLE (IF APPLICABLE)
CMF = CONC. MON. FOUND
CMS = CONC. MON. SET



CURVE DATA TABLE with columns: Id, Delta, Radius, Arc Length, Tangent, Chord, Ch Bear. Rows C1 through C6.



OWNER'S CERTIFICATE:

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

SIGNED: Clarence F. Curry, TRUSTEE
SIGNED: Sadie Celestine Mann Curry, TRUSTEE

NOTARY CLAUSE

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF Hampton
I, Louanne M. Varner, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS/ARE SIGNED TO THE FOREGOING WRITING HAS/HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 28th DAY OF December, 2005.
SIGNED: Louanne M. Varner
MY COMMISSION EXPIRES 9-30-08

SOURCE OF TITLE:

PROPERTY SHOWN HEREON WAS CONVEYED TO THE CLARENCE F. CURRY REVOCABLE TRUST BY DEED OF GIFT DATED JULY 31, 1997, FROM CLARENCE F. CURRY AND SADIE CELESTINE MANN CURRY AND RECORDED AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR WILLIAMSBURG AND JAMES CITY COUNTY AS INSTRUMENT # 970013281

CERTIFICATE OF APPROVAL:

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

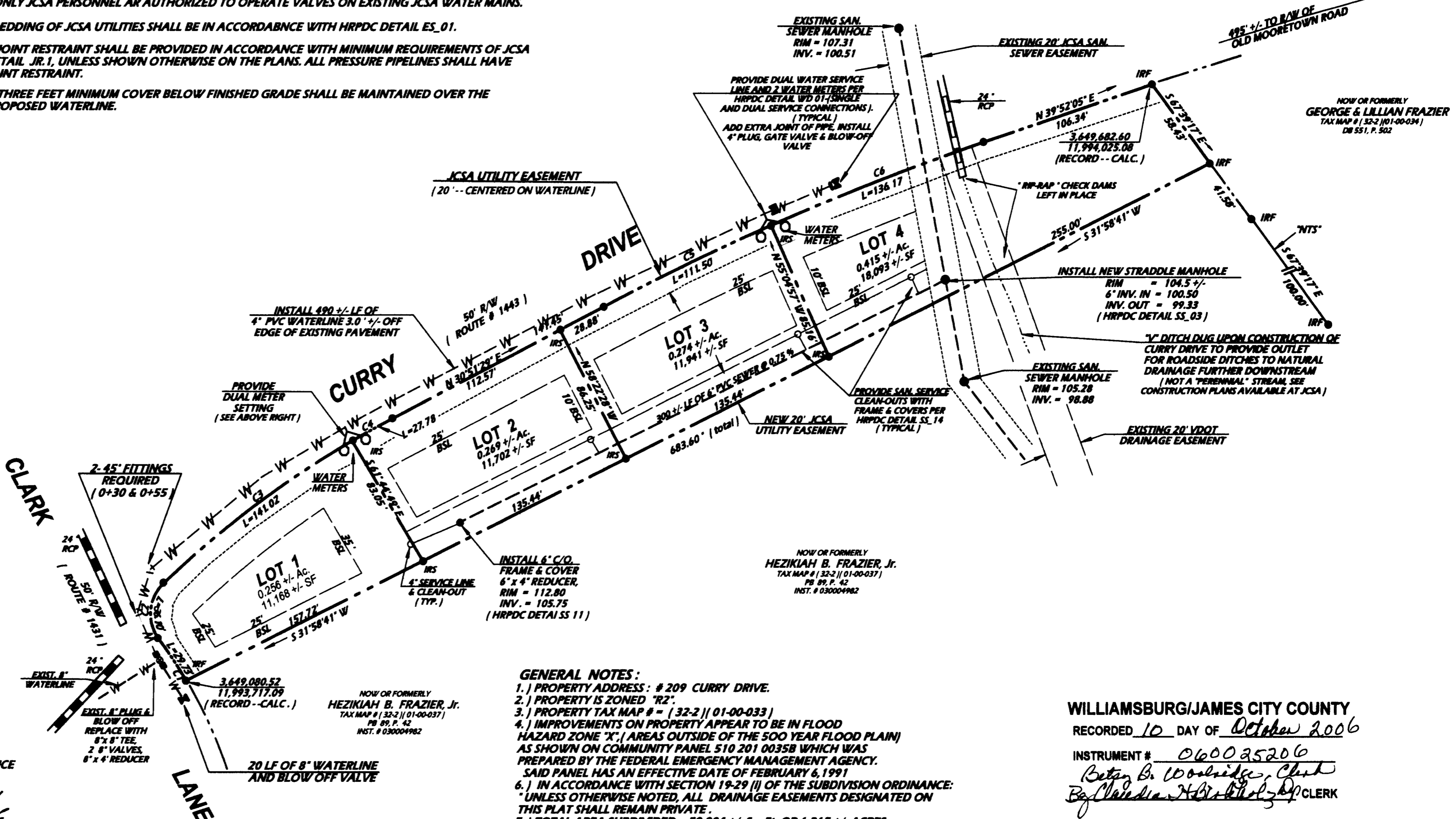
SIGNED: [Signature] DATE: 10/9/06
SUBDIVISION AGENT OF JAMES CITY COUNTY
SIGNED: [Signature] DATE: 9/07/06
VIRGINIA DEPT. OF TRANSPORTATION

SURVEYORS 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: [Signature] DATE: July 14, 2005
NOV. 30, 2006

Professional seal for Roger D. Spearman, Surveyor, and Spearman & Associates, P.C. Surveying & Planning, 5682-A Mooretown Road - Williamsburg, Virginia (757) 253-8720.



GENERAL NOTES:

- 1.) PROPERTY ADDRESS: # 209 CURRY DRIVE.
2.) PROPERTY IS ZONED 'R2'.
3.) PROPERTY TAX MAP # - (32-2) (01-00-033)
4.) IMPROVEMENTS ON PROPERTY APPEAR TO BE IN FLOOD HAZARD ZONE 'X'; (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN) AS SHOWN ON COMMUNITY PANEL 510 201 0035B WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 6, 1991
6.) IN ACCORDANCE WITH SECTION 19-29 (j) OF THE SUBDIVISION ORDINANCE: 'UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
7.) TOTAL AREA SUBDIVIDED = 59,904 +/- Sq. Ft. OR 1.215 +/- ACRES.
8.) MINIMUM LOT SIZE = 10,000 Sq. Ft.
9.) MINIMUM SETBACK REQUIREMENTS:
FRONT = 25'
REAR = 35' | EXCEPT FOR THOSE LOTS FRONTING CURRY DRIVE|
SIDE = 10'
10.) ON APRIL 7, 2005 THE JAMES CITY COUNTY BOARD OF ZONING APPEALS GRANTED A VARIANCE TO SECTION 24-259(c), SPECIAL PROVISIONS FOR CORNER LOTS. THAT VARIANCE APPLIES TO LOT # 1 SHOWN HEREON. ALSO GRANTED WAS A VARIANCE TO SECTION 24-258 (b), YARD REGULATIONS. THAT VARIANCE ALLOWS 25' REAR SETBACKS AS SHOWN ON LOTS 2, 3 AND 4 HEREON. THAT CASE WAS BZA # ZA-01-05.
11.) IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE ANY NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
12.) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
13.) NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
14.) 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 THESE EASEMENTS, FROM ANY CAUSE.
15.) 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 10 October 2006 at 2:44 AM/PM, PB _____ PG _____ DOCUMENT # E060025206 BETSY B. WOOLRIDGE, CLERK

Large/Small Plat(s) Recorded herewith as # E060025206

WILLIAMSBURG/JAMES CITY COUNTY RECORDED 10 DAY OF October 2006
INSTRUMENT # E060025206
Betsy B. Woolridge, Clerk
PLAT RECORDED AS INSTRUMENT # E060025206

SUBDIVISION PLAT OF PROPERTY STANDING IN THE NAME OF CLARENCE F. CURRY REVOCABLE TRUST BEING 1.215 +/- ACRES, PART OF 'TAPLERS' SITUATED IN POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
SCALE: 1" = 50'
DATE: JULY 14, 2005
REVISED: NOV. 30, 2005
PER COUNTY COMMENTS