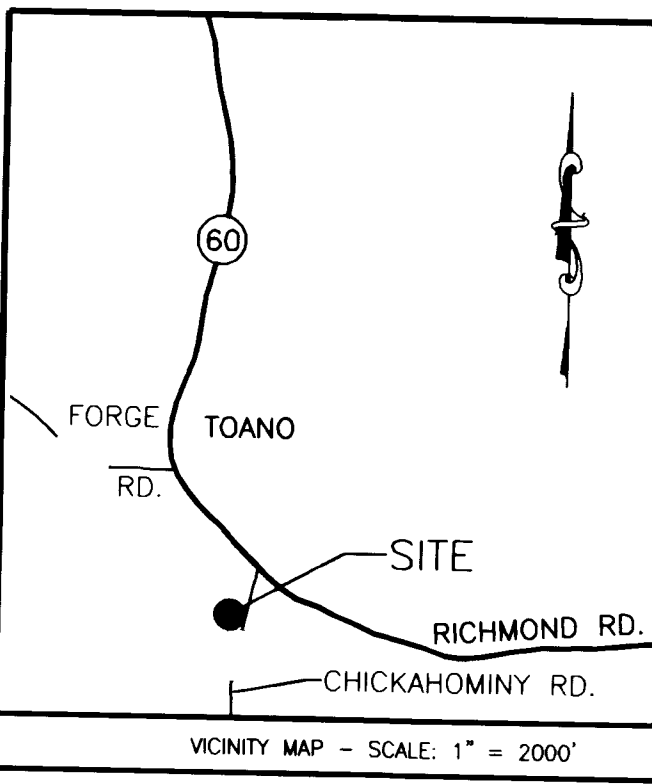


#060027465



**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.

DATE: 7/19/06  
 OWNER (SIGNATURE): [Signature]  
 OWNER (PRINT): JAMES STAM

**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, 2007.  
 [Signature] NOTARY PUBLIC

RECORD MERIDIAN  
 D.B. 91, PG. 245

**CERTIFICATE OF APPROVAL**

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

DATE: 7/21/06 [Signature]  
 VIRGINIA DEPARTMENT OF TRANSPORTATION  
 DATE: 11/8/2006 [Signature]  
 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.

DATE: 7/14/06 [Signature]  
 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. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
4. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
5. LOTS SHOWN ARE TO BE SERVED BY PUBLIC SEWER AND WATER.
6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
7. THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 510201 0020B, DATED FEBRUARY 6, 1991.
8. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
9. 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.

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SUSAN A. WALLS & PAULETTE A. BOOTH TO JAMES C. & PRISCILLA J. STAM BY INSTRUMENT RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #050020637.

**PROPERTY INFORMATION**

PARENT PARCEL TOTAL AREA = 2.22 ACRES  
 ZONING DISTRICT: R2  
 PARCEL ID: 1240100055  
 ADDRESS: 3448 CHICKAHOMINY ROAD

**BUILDING SETBACKS**

FRONT: 25'  
 SIDE: 10'  
 REAR: 35'

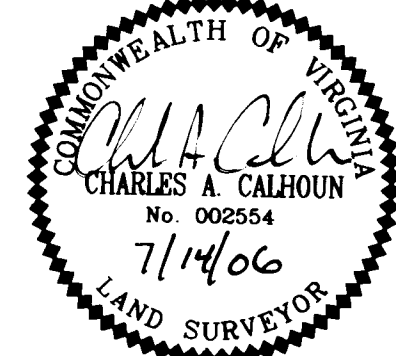
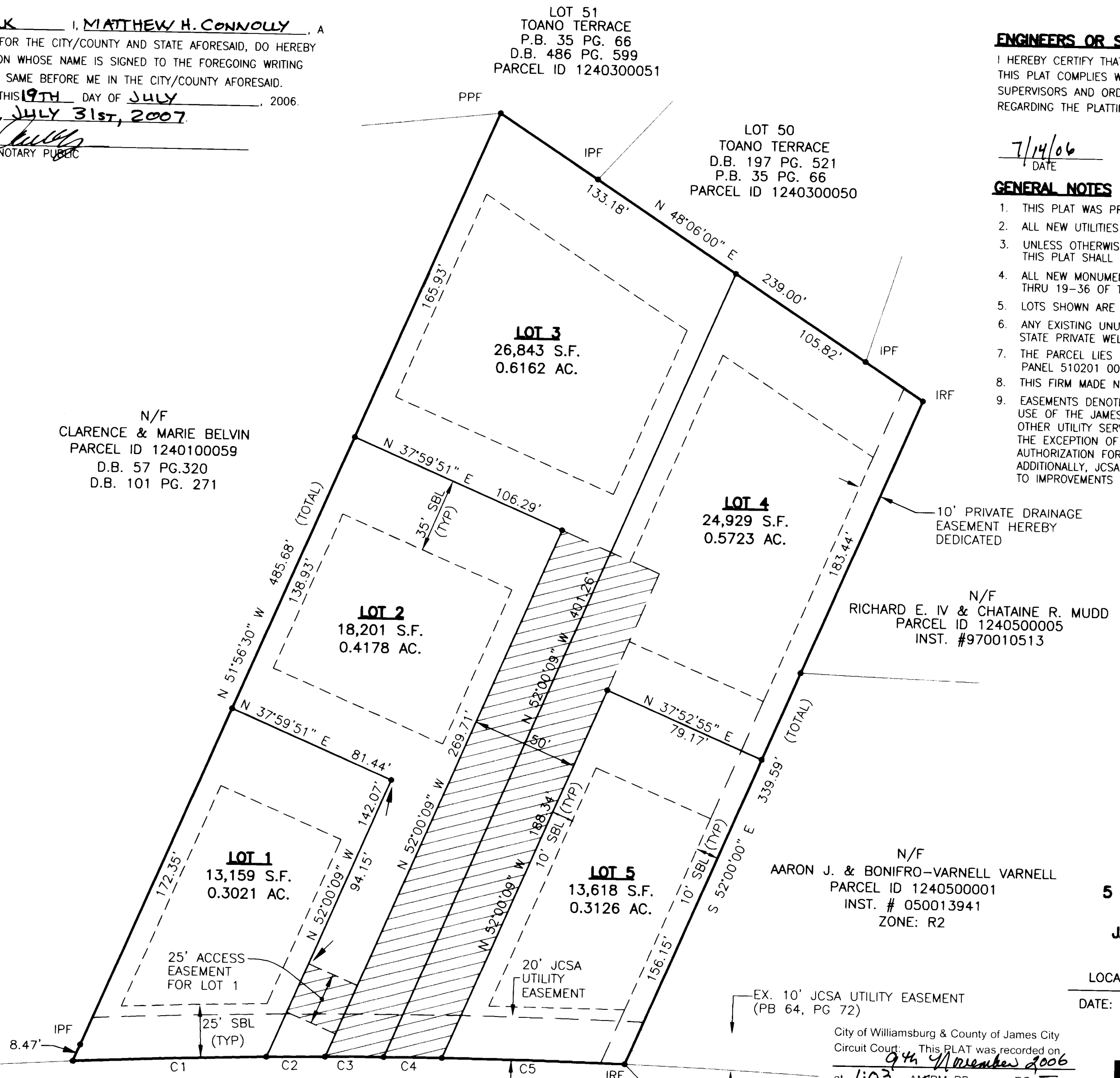
**LEGEND**

- IRF = Iron Rod Found
- IPF = Iron Pipe Found
- = Iron Rod Set, unless otherwise noted



**CURVE TABLE**

NO.	DELTA	CHORD DIRECTION	TANGENT	RADIUS	ARC	CHORD
C1	01°41'04"	S 12°36'02" W	45.19	3074.12	90.37	90.37
C2	00°30'40"	S 13°41'54" W	13.72	3074.12	27.43	27.43
C3	00°30'33"	S 14°12'31" W	13.66	3074.12	27.32	27.32
C4	00°30'26"	S 14°43'01" W	13.61	3074.12	27.22	27.22
C5	01°35'38"	S 15°46'03" W	42.76	3074.12	85.52	85.52

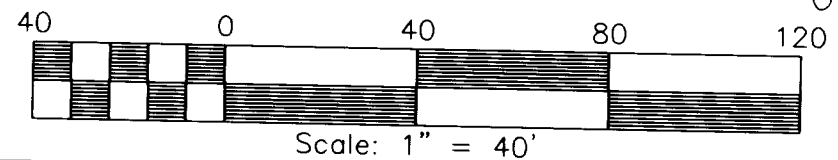


SUBDIVISION PLAT OF  
**5 LOTS ON CHICKAHOMINY ROAD**  
 STANDING IN THE NAME OF  
**JAMES C. & PRISCILLA J. STAM**  
 POWHATAN DISTRICT  
 LOCATED IN JAMES CITY COUNTY, VIRGINIA

DATE: 7/14/06 SCALE 1"=40' JOB# 05-273

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 9th November 2006  
 at 1:03 AM/PM, PB PG  
 DOCUMENT # 060027465  
 BETSY B. WOOLRIDGE, CLERK  
 [Signature] Clerk

CHICKAHOMINY ROAD - R/W VARIES  
 (HIGHWAY PLAT BOOK 5, PG. 380)



STATE OF VIRGINIA - JAMES CITY COUNTY  
 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 9th DAY OF November, 2006.  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 060027465  
 TESTE: [Signature] Clerk  
 BY [Signature] CLERK

Larger Scale Plat(s) Recorded  
 herewith as # 060027465

**LandTech Resources, Inc.**  
 Surveying • Mapping • Land Design

5810-F Mooretown Road, Williamsburg, VA 23188  
 Phone: (757) 565-1677 Fax: (757) 565-0782  
 web: landtechresources.com