

#070024039

**OWNERS CERTIFICATE**

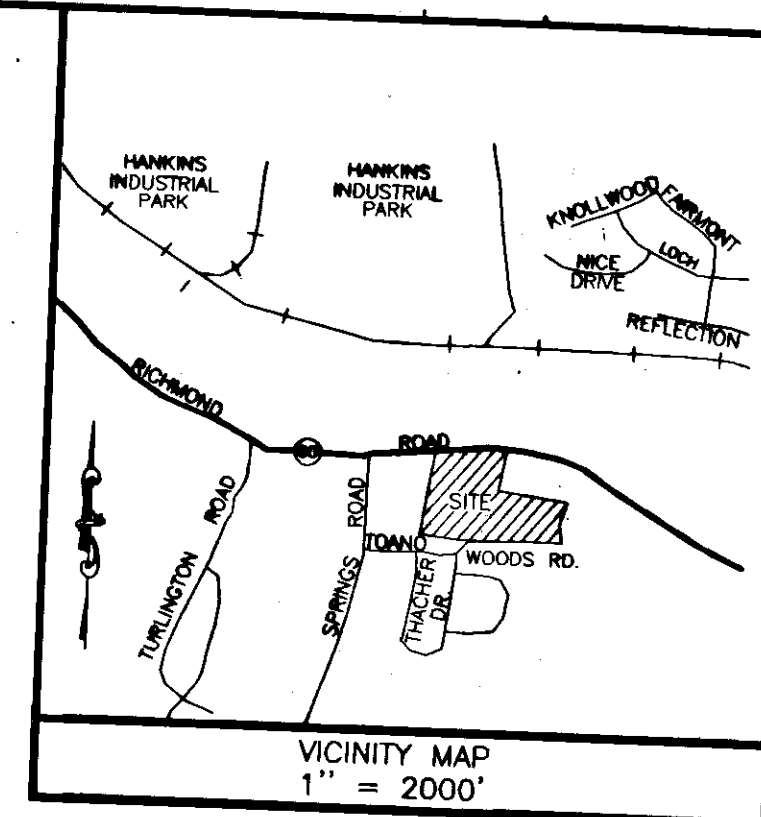
THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Charles D Crawford 4/23/07 Charles D Crawford  
SIGNATURE DATE PRINTED NAME

Susan L Crawford 4/23/07 Susan L Crawford  
SIGNATURE DATE PRINTED NAME

**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 65, PG. 54
2. THE PERIMETER PROPERTY LINES SHOWN ON THIS PLAT ARE BASED ON PLATS AND AND DEEDS FOUND IN THE JAMES CITY COUNTY COURTHOUSE AS NOTED. THEY DO NOT REFLECT ANY ADVERSE RIGHTS BY ADJOINERS THAT MAY HAVE BEEN GAINED BUT NOT PERFECTED.
3. THIS FIRM MADE NO INSPECTION OF PROPERTY FOR POTENTIAL HAZARDOUS WASTE.
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. PROPOSED LOTS SHALL BE SERVED BY PUBLIC WATER & SEWER.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
8. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
9. PARCEL LIES IN F.I.R.M. ZONE "X", ACCORDING TO COMMUNITY PANEL # 510201 0020 B DATED FEB. 6, 1991.
10. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO INSTALL RESOURCE PROTECTION AREA SIGNS (RPA) IDENTIFYING THE LANDWARD LIMIT OF THE RPA ON PARCEL 1 SHOWN HEREON AS SPECIFIED IN SECTION 23-7(c), OF THE CHAPTER 23, CHESAPEAKE BAY PRESERVATION ORDINANCE.
11. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED 10/03/06.
12. PROPERTY LINES SHOWN WERE ESTABLISHED BY FIELD EVIDENCE FOUND AND RECORD DOCUMENTS AS NOTED.



**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF York, I, Charles A. Calhoun, 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 23<sup>rd</sup> DAY OF April, 2007. MY COMMISSION EXPIRES 1-31-2011.  
Charles A. Calhoun  
NOTARY PUBLIC

**CERTIFICATE OF SOURCE OF TITLE**

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF CHARLES D. & SUSAN L. CRAWFORD AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT # 030006779

**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.

4/12/07 Charles A. Calhoun  
DATE CHARLES A. CALHOUN, L.S. # 002554

**CERTIFICATE OF APPROVAL**

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

4/27/07 Virginia Department of Transportation  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION  
3/17/07 Subdivision Agent of James City County  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 23 DAY OF August, 2007.

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

TESTE BY Betsy B. Woolridge, Clerk  
Claudia H. Bickel Dep. CLERK

**PROPERTY INFORMATION**

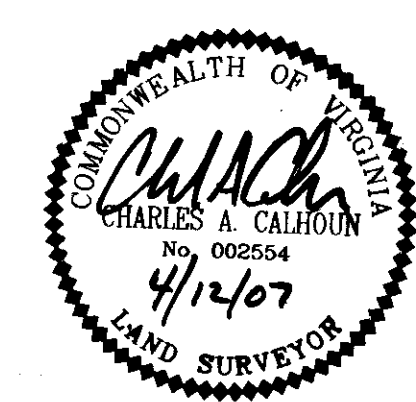
PARCEL ID: 1330100003  
EXISTING ADDRESS:  
#7709 RICHMOND ROAD  
JAMES CITY COUNTY, VA  
AREA OF PARCEL 1 = 657,756 S.F. / 15.10 AC.  
AREA OF PARCEL 1A: = 330,915 S.F. / 7.60 AC.  
TOTAL AREA OF SUBDIVISION : 988,671 S.F. / 22.70 AC.

**PARCEL 1 ZONING**

ZONING DISTRICT: A-1 (GENERAL AGRICULTURE DISTRICT)  
BUILDING SETBACK (SBL)  
FRONT = 50'  
REAR = 35'  
SIDE = 15'

**PARCEL 1-A ZONING**

ZONING DISTRICT: B-1 (GENERAL BUSINESS DISTRICT)  
BUILDING SETBACK (SBL)  
FRONT = 50'  
REAR = 50'  
SIDE = 50'



SUBDIVISION PLAT OF THE LAND OF  
**CHARLES D. & SUSAN L. CRAWFORD**  
LOCATED ON RICHMOND ROAD - U.S. ROUTE # 60  
POWHATAN DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: 01/11/07 SCALE 1"=100' JOB# 06-406

**LandTech Resources, Inc.**  
Surveying - Engineering - GPS  
5810-F Mooretown Road, Williamsburg, VA 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

2 Large/Small Plat(s) Recorded herewith as # 070024039

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
23 August 2007  
at 3:37 AM/PM, PG. \_\_\_\_\_ PG. \_\_\_\_\_  
DOCUMENT # 070024039  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

# #070024039

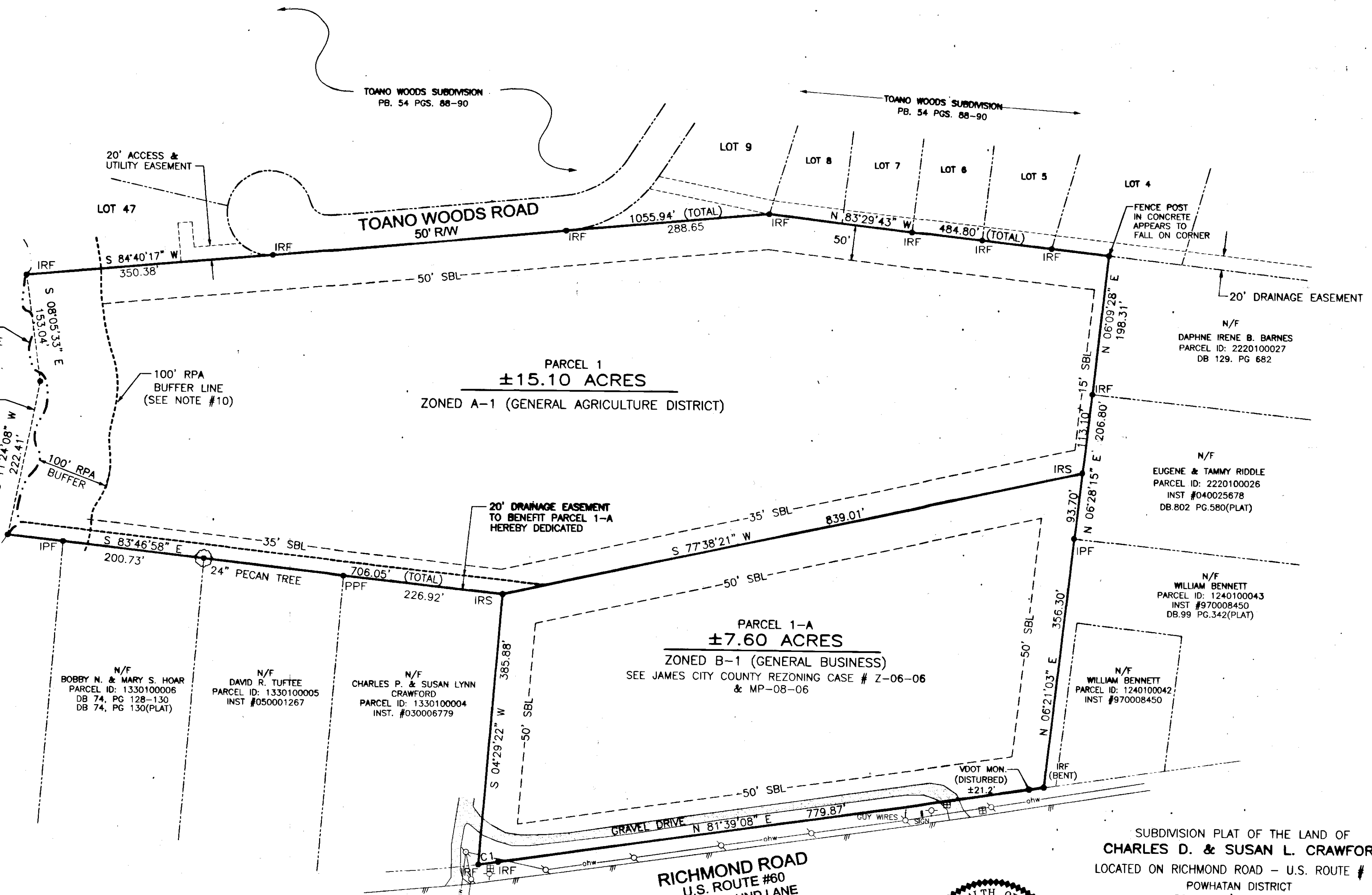
RECORD MERIDIAN  
PB. 65 PG. 54

N/F  
OLIVE BRANCH CHRISTIAN CHURCH  
PARCEL ID: 2310100003  
DB. 819, PGS. 269-270  
ZONE: A1

N/F  
BOBBY N. & MARY S. HOAR  
PARCEL ID: 1330100006  
DB 74, PG 128-130  
DB 74, PG 130(PLAT)

N/F  
DAVID R. TUFTEE  
PARCEL ID: 1330100005  
INST #050001267

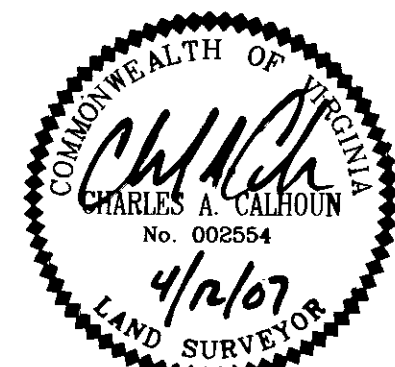
N/F  
CHARLES P. & SUSAN LYNN CRAWFORD  
PARCEL ID: 1330100004  
INST. #030006779



PARCEL 1  
±15.10 ACRES  
ZONED A-1 (GENERAL AGRICULTURE DISTRICT)

PARCEL 1-A  
±7.60 ACRES  
ZONED B-1 (GENERAL BUSINESS)  
SEE JAMES CITY COUNTY REZONING CASE # Z-06-06 & MP-08-06

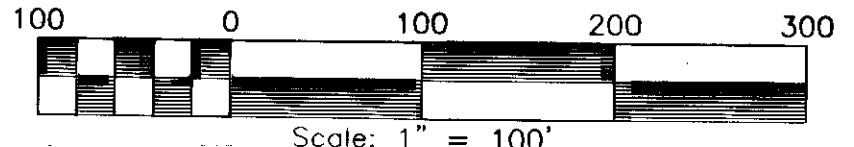
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BETSY B. WOOLRIDGE, CLERK.  
*Betsy B. Woolridge* Clerk

NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C1	01°05'44"	N 82°12'00" E	14.23	1487.89	28.45	28.45



- LEGEND**
- ⊞ Water Utility
  - ⊕ Fire Hydrant
  - ⊙ Power Pole
  - ohw Over Head Wire
  - IRF = Iron Rod Found
  - IRS = Iron Rod Set
  - IPF = Iron Pipe Found
  - IPS = Iron Pipe Set

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SHEET 2 OF 2