

070028474

**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.

*Marjorie L. Bannister* 8-24-07  
MARJORIE LEE BANNISTER DATED

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, Janice W. Jackson, A  
NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY  
CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING  
HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.  
GIVEN UNDER MY HAND THIS 24<sup>th</sup> DAY OF August, 2007.  
MY COMMISSION EXPIRES May 31, 2008  
*Janice W. Jackson*  
NOTARY PUBLIC # 299316

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HAROLD H. BANNISTER, JR. TO MARJORIE LEE BANNISTER. BY DEED DATED FEBRUARY 28, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY VIRGINIA AS INSTRUMENT NUMBER 070008285

**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.

8-24-2007  
DATE *Matthew H. Connolly*  
MATTHEW H. CONNOLLY, L.S. # 0022053

**CERTIFICATE OF APPROVAL**

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

8-24-2007  
DATE *James W. Henry*  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
10/5/07  
DATE *Matthew H. Connolly*  
SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 12 DAY OF October, 2007.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 070028474  
TESTE *Betsy B. Woolridge, Clerk*  
BY *Claudia H. Biskamp, Dep. Clerk*

**GENERAL NOTES**

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
- 3. WETLANDS, IF ANY, NOT RESEARCHED OR DELINEATED FOR THIS PLAT.
- 4. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 5. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- 6. LOTS SHOWN ARE TO BE SERVED BY PUBLIC SEWER AND WATER.
- 7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- 8. THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 510201 0050, DATED FEBRUARY 6, 1991
- 9. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- 10. PRIVATE DRIVE IN 25' INGRESS/EGRESS EASEMENT SHALL COMPLY WITH SECTIONS 19-72 AND 19-17(4) OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 11. REFERENCE MERIDIAN SHOWN PER PLAT OF PROPERTY OF HAROLD H. BANNISTER, JR. DRAWN BY WALTERS LAND SURVEYING, LTD. DATED 09-27-06 - JOB#260508
- 12. ELEVATIONS SHOWN ARE RELATIVE TO JCSA ASBUILT PLANS DATED DECEMBER 1974.

N/F  
CALVIN TAYLOR, SR  
D.B. 53, PG. 191  
LOT 9  
SADIE LEE TAYLOR SUBDIVISION  
P.B. 10, PG. 28  
P.B. 9, PG. 35  
PARCEL ID. #5910200004  
ZONING R2

N=3,608,150.954  
E=12,028,983.065  
(PER JCC GIS)

N/F  
EMERITA C. BELMONTE, TRUSTEE  
INSTR. #000021004  
LOT 5A  
SADIE LEE TAYLOR SUBDIVISION  
P.B. 10, PG. 28  
P.B. 9, PG. 35  
PARCEL ID. #5910200005A  
ZONING R2

N/F  
EMERITA C. BELMONTE, TRUSTEE  
INSTR. #000021004  
LOT 5  
SADIE LEE TAYLOR SUBDIVISION  
P.B. 10, PG. 28  
P.B. 9, PG. 35  
PARCEL ID. #5910200005  
ZONING R2

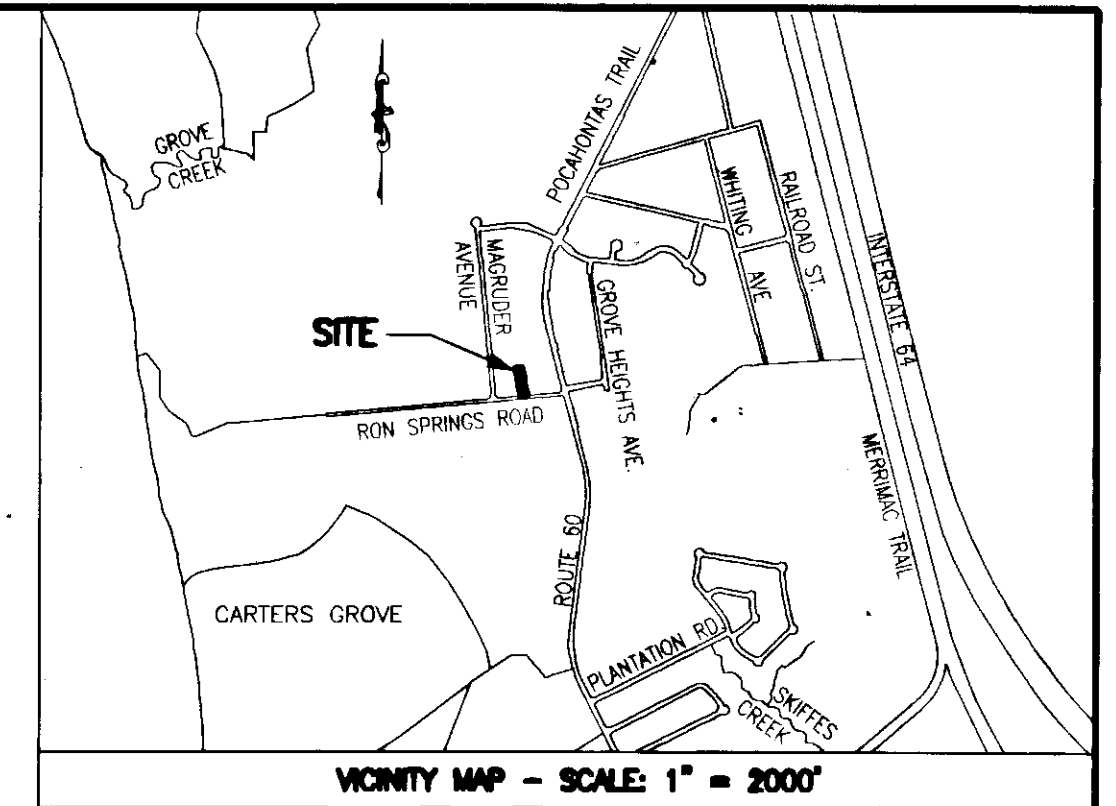
N/F  
REMAINDER OF LOT 7  
COLONIAL PIPELINE COMPANY  
D.B. 98, PG. 227  
PARCEL ID. #5910200007  
P.B. 10, PG. 28  
P.B. 9, PG. 35  
ZONING R2

N/F  
ALFRED WALLACE, SR. & SISSIE V. WALLACE  
INSTR. #970007136  
LOT 6A  
SADIE LEE TAYLOR SUBDIVISION  
P.B. 66, PG. 49  
P.B. 10, PG. 28  
P.B. 9, PG. 35  
PARCEL ID. #5910200006  
ZONING R2

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
12 October 2007  
at 9:23 AM/PM PB PG  
DOCUMENT # 070028474  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk



EDGE OF PAVEMENT



**LEGEND**

- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- IRS = IRON ROD SET
- OHW = OVERHEAD WIRE
- ⊙ = SEWER CLEANOUT

**PROPERTY INFORMATION**

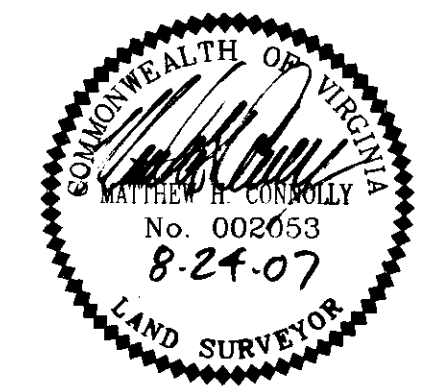
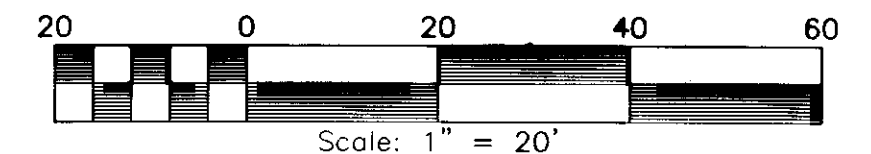
ZONING DISTRICT: R2  
PARCEL ID. #5910200007  
ADDRESS: 110 RON SPRINGS DRIVE

**BUILDING SETBACKS**

FRONT: 50' FROM CL OF ROAD  
SIDE: 10'  
REAR: 35'

**MINIMUM LOT SIZE**

10,000 SQUARE FEET  
75' = MIN. WIDTH AT SETBACK LINE



PLAT SHOWING FAMILY SUBDIVISION OF  
**LOT 7**  
**SADIE LEE TAYLOR SUBDIVISION**

JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DATE: 05/18/2007 SCALE 1"=20' JOB# 07-189



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

RON SPRINGS ROAD STATE ROUTE 667 (30' RIGHT-OF-WAY)

Large/Small Plat(s) Recorded herewith as # 070028474

N=3,607,944.492  
E=12,029,198.190  
(PER JCC GIS)

10' STRIP HEREBY DEDICATED TO VDOT

360' TO POCAHONTAS TRAIL

25' INGRESS/EGRESS TO BENEFIT LOT 7A HEREBY CREATED (SEE NOTE # 10)

EXISTING SSCO

EXISTING 6" SEWER LINE

20'x30' JCSA UTILITY EASEMENT HEREBY CREATED

20' PERMANENT EASEMENT PER "ASBUILT" PLANS DATED DEC. 1974 FURNISHED BY JCSA (EASEMENT DEED NOT FOUND AT COURTHOUSE)

50'SBL (FROM CL ROAD)

IRF N 56°55'07" E 60.60' IRF

N 36°57'41" W 157.35'

IRS

N 68°56'14" E 77.18'

N 36°57'41" W 137.25'

IRS

S 57°38'00" W 84.20'

RON SPRINGS ROAD STATE ROUTE 667 (30' RIGHT-OF-WAY)