

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 24th 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.

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

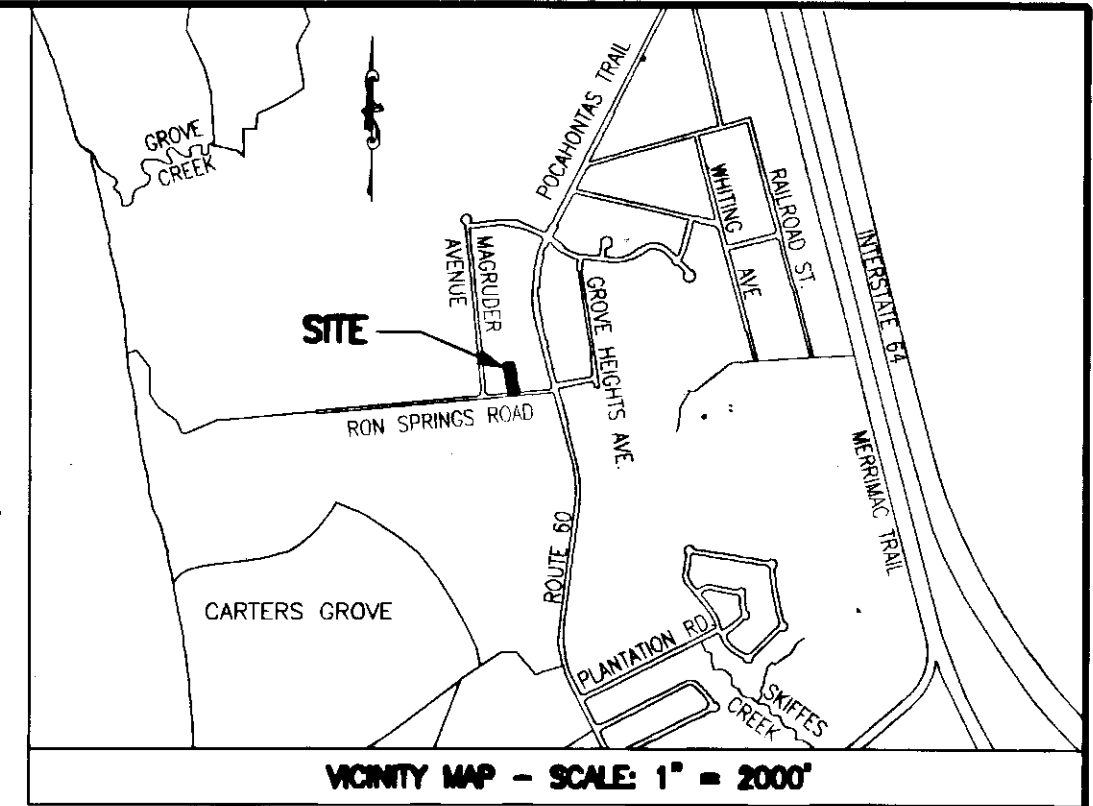
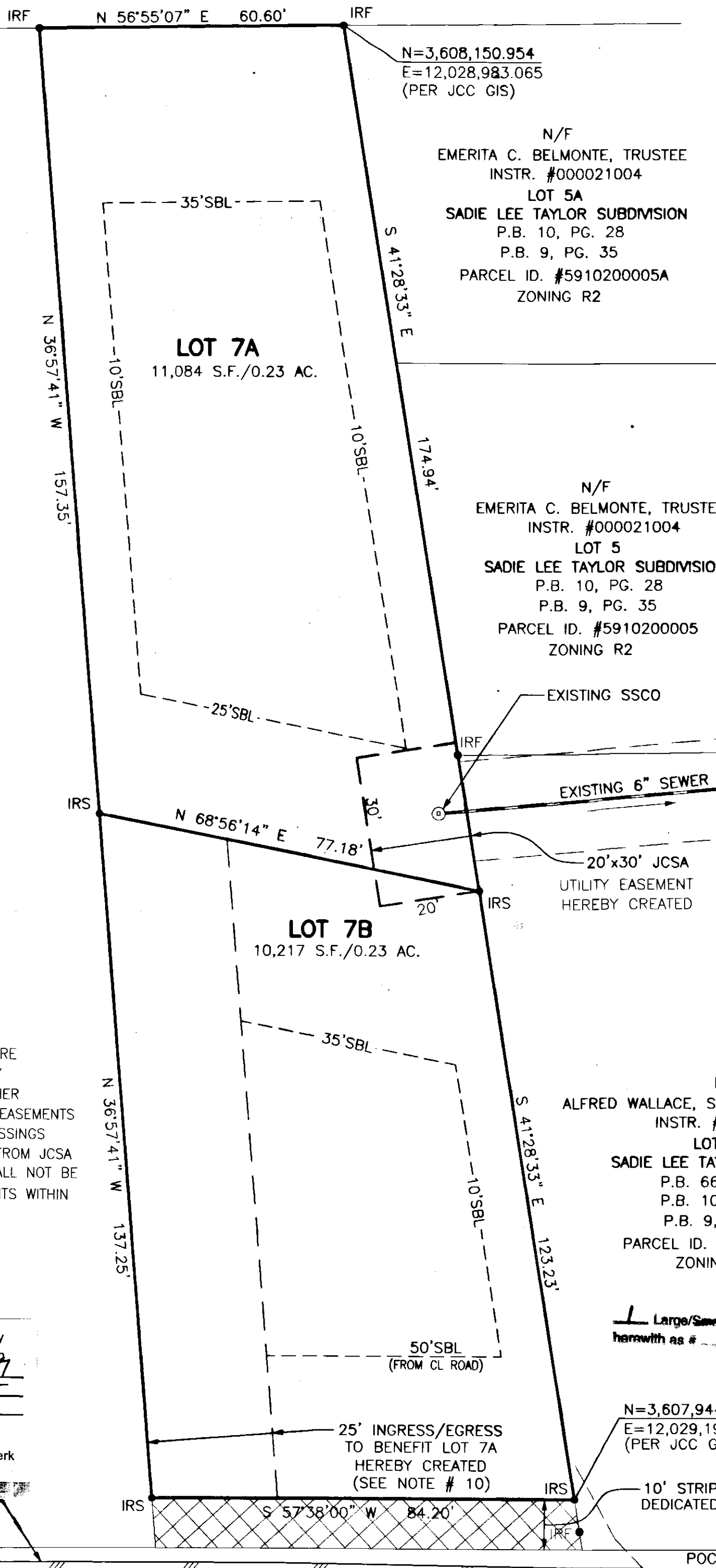


N/F
CALVIN TAYLOR, SR
D.B. 53, PG. 191
LOT 9
SADIE LEE TAYLOR SUBDIVISION
P.B. 10, PG. 28
P.B. 9, PG. 35
PARCEL ID. #5910200004
ZONING R2

N/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

EASEMENT NOTE
EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY COUNTY 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.

EDGE OF PAVEMENT



LEGEND

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

PROPERTY INFORMATION

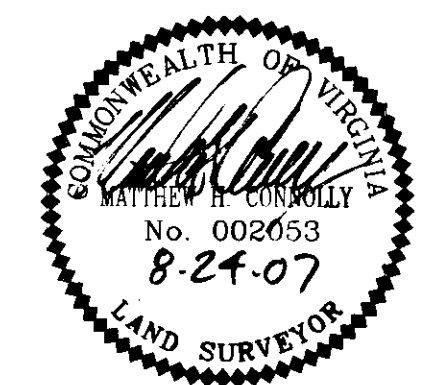
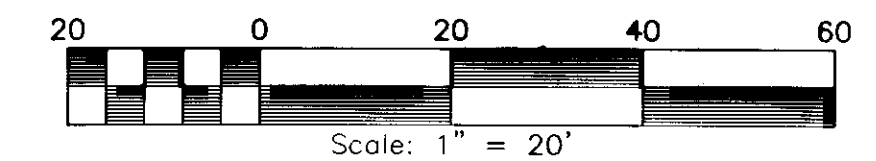
ZONING DISTRICT: R2
PARCEL ID. #5910200007
ADDRESS: 110 RON SPRINGS DRIVE

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

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

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