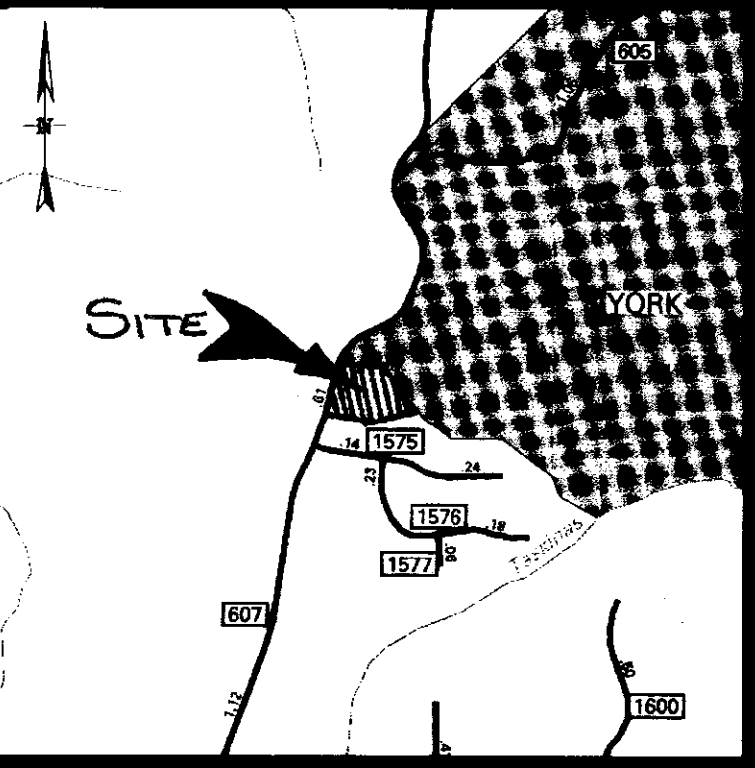


080010436



VICINITY MAP  
SCALE: 1" = 2000'

- GENERAL NOTES:
- PROPERTY IS ZONED A-1, GENERAL AGRICULTURE
  - TAX MAP NUMBERS (7-4)(1-16) & (7-4)(1-17)
  - ADDRESS: #9128 CROAKER ROAD & 9114 CROAKER ROAD
  - THE PROPERTY IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER COMMUNITY PANEL NO. 510201 0010 B, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE FEBRUARY 6, 1991.
  - BUILDING SETBACKS
    - 75' FROM C/L STREET IF R/W IS LESS THAN 50'
    - 50' FROM ANY STREET R/W WHICH IS 50' OR GREATER'
- MIN. LOT AREA IS 3 AC. OR MORE  
 - 75' FROM R/W WHICH IS 50' OR GREATER  
 - 100' FROM C/L OF STREET IF R/W IS LESS THAN 50'  
 SIDE: MAIN STRUCTURE 15', ACCESSORY STRUCTURE 5'; 15' FOR BUILDING EXCEEDING 1 STORY  
 REAR: MAIN STRUCTURE 35', ACCESSORY STRUCTURE 5'; 15' FOR BUILDING EXCEEDING 1 STORY
- LOTS 5 ACRES OR MORE SHALL HAVE A MIN. LOT WIDTH AT THE B.S.L. OF 250'; LOTS 3 ACRES OR MORE BUT LESS THAN 5 ACRES SHALL HAVE A MIN. LOT WIDTH AT THE SETBACK LINE OF 200'; LOTS OF 1 ACRE OR MORE BUT LESS THAN 3 ACRES SHALL HAVE A MIN. LOT WIDTH AT THE B.S.L. OF 150'. (FAMILY SUBDIVISION CASE NO. JCC-SUP-0003-2007 FOR CONDITIONS)
6. AREA TABLE: TM# (7-4)(1-16) = AREA FORMERLY TO C/L ROAD  
 = 336,766.54 S.F. OR 7.73 ACRES  
 - NEW AREA = 257,409.28 S.F. OR 5.91 AC.  
 - 25' R/W DEDICATION = 10,655.60 S.F. OR 0.245 AC.  
 - NEW PARCEL "A" = 43,782.49 S.F. OR 1.00 AC.  
 - TM# (7-4)(1-17) = AREA FORMERLY 18,640.83 S.F. OR 0.43 ACRES.  
 - NEW AREA = 43,560.00 S.F. OR 1.00 AC.

SUBDIVISION APPROVAL STATEMENT:

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ. THE "REGULATIONS".

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO §52.1-163.5 OF THE CODE OF VIRGINIA, WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ON-SITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION IS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: CLYDE C. DAVIS, JR. AOSE #161. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SEC. 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVE LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS". HOWEVER ACTUAL SYSTEMS DESIGNS MAY DIFFER AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

*Clyde C. Davis, Jr.* 3-4-08  
 CLYDE C. DAVIS, JR. AOSE #161 DATE

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

*David A. Newago Sr.* 3/6/08  
 DAVID A. NEWAGO DATE

CERTIFICATE OF NOTARIZATION  
 STATE OF VA  
 COUNTY OF York, I, Sheela Korpela, 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 CITY-COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 04 DAY OF March, 2008. MY COMMISSION EXPIRES 9-20-2009

*Sheela Korpela*  
 SIGNATURE NOTARY REG. #

*June H. Newago* 3/6/08  
 JUNE H. NEWAGO DATE

CERTIFICATE OF NOTARIZATION  
 STATE OF VA  
 COUNTY OF York, I, Cynthia B. Frary, 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 CITY-COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 14 DAY OF March, 2008. MY COMMISSION EXPIRES 10-30-2010

*Cynthia B. Frary*  
 SIGNATURE NOTARY REG. # 183267  
 My Commission Expires 10-30-2010

*Larry Stuart Shortt* 3/19/08  
 LARRY STUART SHORTT DATE

CERTIFICATE OF NOTARIZATION  
 STATE OF VA  
 COUNTY OF James City, I, Jerry Chemplavil, 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 CITY-COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 14 DAY OF March, 2008. MY COMMISSION EXPIRES 30 April 2008

*Jerry Chemplavil*  
 SIGNATURE NOTARY REG. # 342760  
 My Commission Expires April 30, 2008

*Larry Stuart Shortt* 3/25/08  
 LARRY STUART SHORTT DATE

SURVEYOR'S 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 SUBDIVISION WITHIN THE COUNTY.

*James E. Mitchell* 3-25-08  
 JAMES E. MITCHELL, LAND SURVEYOR DATE

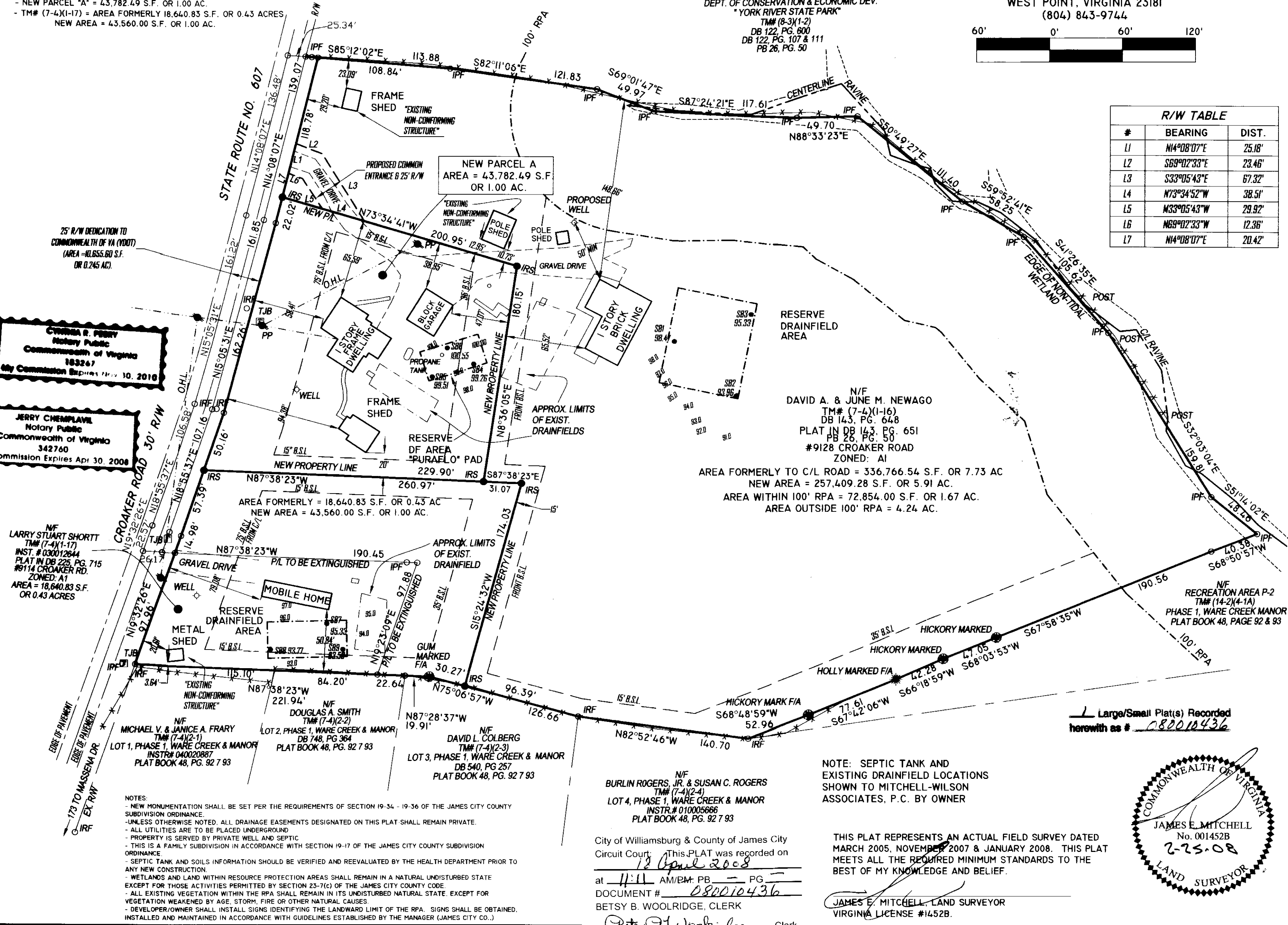
CERTIFICATE OF SOURCE OF TITLE  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY IRVIN L. BRANT, JR., ROONEY H. HOOVER AND ARCHIE M. GREEN, TRUSTEES IN DISSOLUTION OF SYCAMORE HUNT CLUB TO DAVID A. NEWAGO AND JUNE M. NEWAGO BY DEED DATED MARCH 14, 1973 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 143, PAGE 648, BY JAMES B. VINCENT AND TERESA M. VINCENT TO LARRY STUART SHORTT BY DEED DATED APRIL 4, 2003 AND RECORDED IN INSTRUMENT #030012644.

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

*Paulie L. Don* 3/24/08  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

*Donna A. Brude* 3/20/08  
 VIRGINIA DEPARTMENT OF HEALTH DATE

*James E. Mitchell* 3/26/08  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE



FAMILY SUBDIVISION & BOUNDARY LINE  
 ADJUSTMENT PLAT  
 OF PROPERTY STANDING IN THE NAME OF  
 DAVID A. NEWAGO & JUNE M. NEWAGO  
 AND  
 LARRY STUART SHORTT  
 BEING  
 TM# (7-4)(1-16) & (7-4)(1-17)  
 9114 & 9128 CROAKER ROAD  
 LOCATED: JAMES CITY COUNTY, VIRGINIA  
 DATE: MARCH 23, 2005 SCALE: 1" = 60'  
 REVISED DATE: JULY 20, 2006  
 REVISED DATE: NOVEMBER 14, 2007  
 REVISED DATE: JANUARY 9, 2008  
 REVISED DATE: FEBRUARY 25, 2008

MITCHELL-WILSON ASSOCIATES, P.C.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 3560 KING WILLIAM AVENUE  
 P.O. BOX 1269  
 WEST POINT, VIRGINIA 23181  
 (804) 843-9744

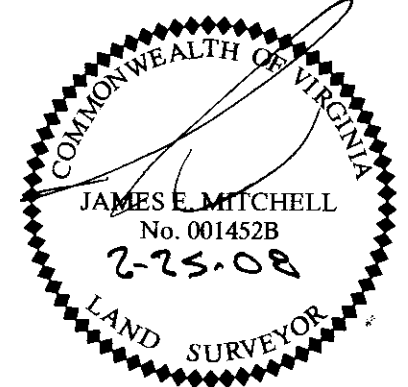


R/W TABLE		
#	BEARING	DIST.
L1	N14°08'07"E	25.18'
L2	S69°02'33"E	23.46'
L3	S33°05'43"E	67.32'
L4	N73°34'52"W	38.51'
L5	N33°05'43"W	29.92'
L6	N63°02'33"W	12.36'
L7	N14°08'07"E	20.42'

NOTE: SEPTIC TANK AND EXISTING DRAINFIELD LOCATIONS SHOWN TO MITCHELL-WILSON ASSOCIATES, P.C. BY OWNER

THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY DATED MARCH 2005, NOVEMBER 2007 & JANUARY 2008. THIS PLAT MEETS ALL THE REQUIRED MINIMUM STANDARDS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*James E. Mitchell*  
 JAMES E. MITCHELL, LAND SURVEYOR  
 VIRGINIA LICENSE #14528



City of Williamsburg & County of James City  
 Circuit Court, This PLAT was recorded on  
 12 April 2008  
 at 11:11 AM/PM: PB PG  
 DOCUMENT # 080010436  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk