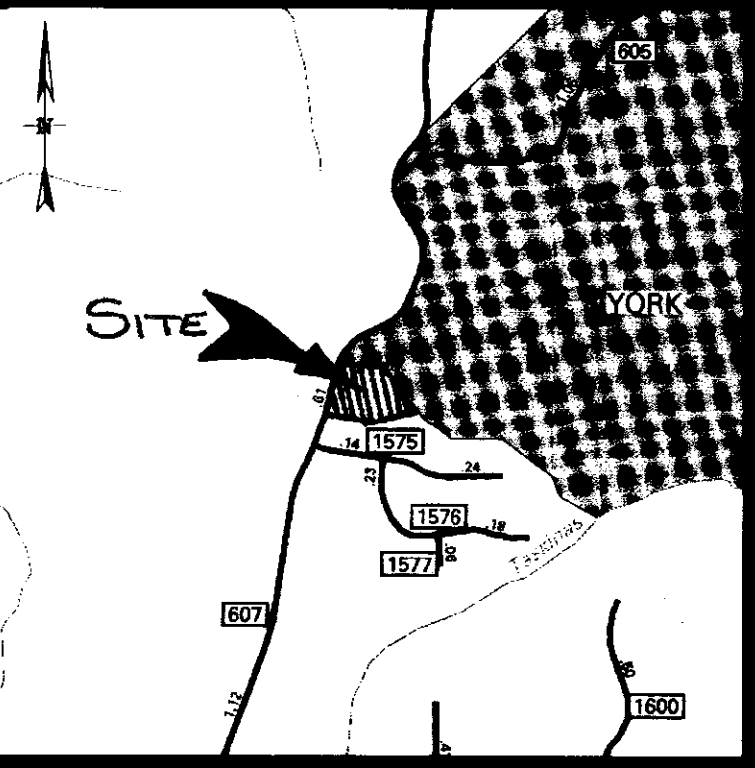


080010436



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
 SIGNATURE NOTARY REG. #
 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. #
 CYNTHIA B. FRARY DATE

Larry Stuart Shortt
 SIGNATURE NOTARY REG. #
 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. #
 JERRY CHEMPLAVIL 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
 SIGNATURE DATE

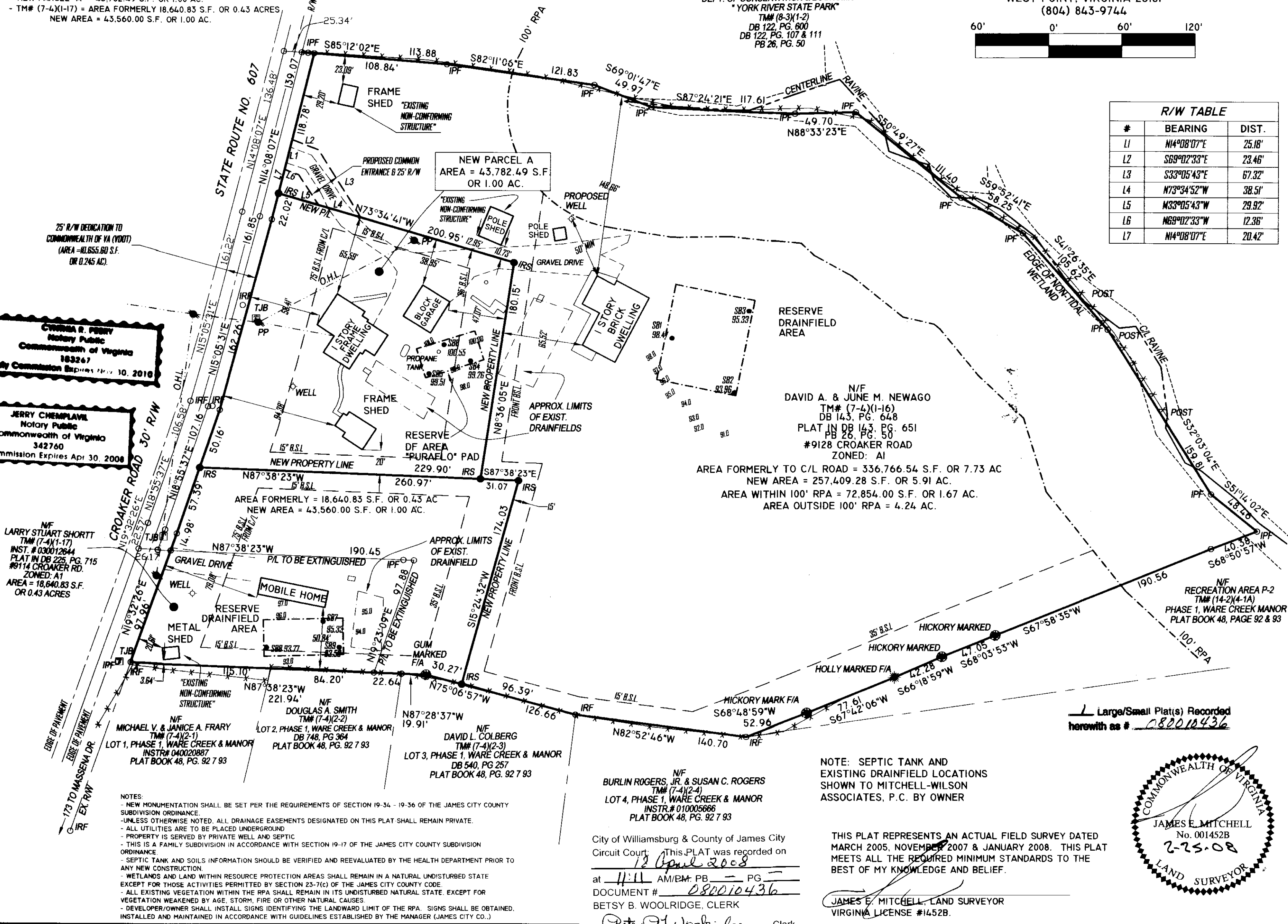
CERTIFICATE OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY IRVIN L. BRANT, JR., ROONEY H. HOOVER AND ARCHIE M. GREEN, TRUSTEES IN DISSOLUTION OF SYCAMORE HUNT CLUB TO DAVID A. NEWAGO AND JUNE M. NEWAGO BY DEED DATED MARCH 14, 1973 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT 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



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'

