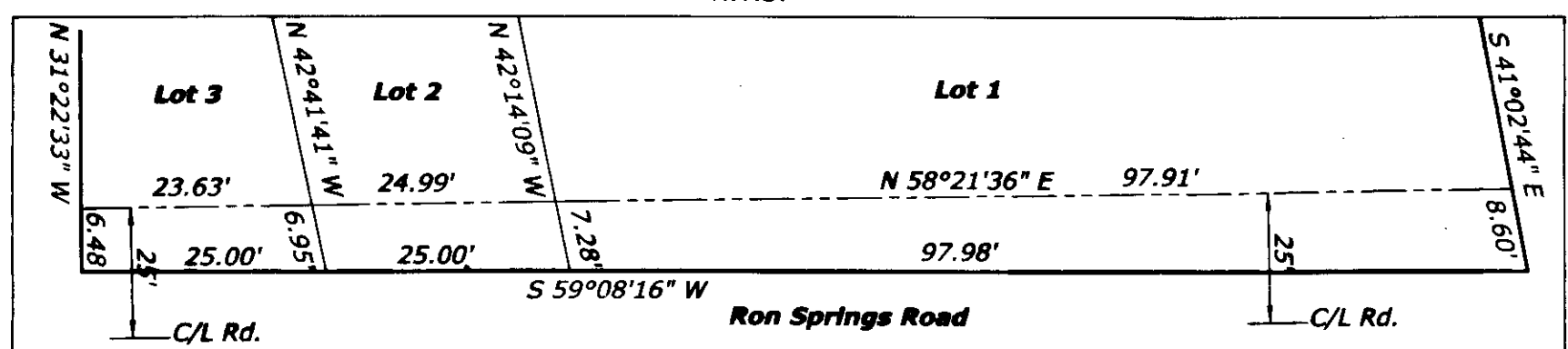


Vicinity Map
1"=2000'

Lot Area before Subdivision			
122 Ron Springs Dr.	1.7616 acres	76,735 Sq. Ft.	
Lot Area after Subdivision		Proposed New ROW	
New Lot 1	0.3732 Acre	16,256 Sq. Ft.	765 Sq. Ft.
New Lot 2	0.9294 Acre	40,484 Sq. Ft.	174 Sq. Ft.
New Lot 3	0.4590 Acre	19,995 Sq. Ft.	162 Sq. Ft.

Detail "A"
N.T.S.



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 with public water and sewer.
- 7) Any existing unused wells shall be abandoned in accordance with State Private Well regulations and the James City County Code.
- 8) This firm made no attempt to locate underground utilities.
- 9) Private drive in 25' Ingress/Egress Easement shall comply with sections 19-71 of the James City County Subdivision Ordinance. (See Detail-Utility Plan, Sheet 2 of 2)
- 10) Property is to be served by Newport News Water Works for public water and by James City Service Authority for public sewer.
- 11) Wetlands and land within resource protection areas shall remain in a natural undisturbed state except for those activities permitted by section 23-7 of the James City County Code.
- 12) Buildings may be erected up to two stories and shall not exceed 35 feet in height from grade, except for criteria established by section 24-261 of the Zoning Ordinance.
- 13) Zone: R2
P.I.D.: 5910200018
Address: 122 Ron Springs Drive
- 14) Grinder Pump shall be installed to service Lot 3 at developer's expense.
- 15) Owner/Developer: P.W. Development Inc.
- 16) Iron Rods to be set at new lot corners.
- 17) RPA signs will be installed per CBP Ordinance.

- IRS- Denotes Iron Rod Set.
- IRF- Denotes Iron Rod found.

Miss Utility

The contractor shall be responsible for locating and protecting all underground and overhead utilities, whether or not they are shown on the plans, prior to construction. The contractor will be responsible for repairs at his own expense of any utilities damaged by his construction methods. MISS UTILITY must be contacted at 811 at least 72 hours prior to the commencement of construction.

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.

Certificate of Approval

This subdivision is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

8/22/12 Date
8/24/12 Date
Jan C. Fink, P.E. Virginia Department of Transportation
Subdivision Agent of James City County

Owners Certificate

The subdivision of land shown on this plat is with free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

P.W. DEVELOPMENT INC.

Name Paul White Price Date 8-21-12

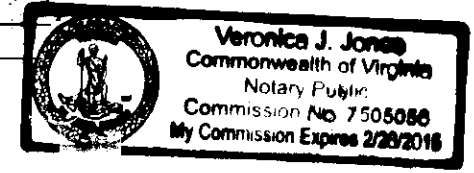
Name Printed

Certificate of Notarization

Commonwealth of Virginia
City/County of JAMES CITY (Name)
I, VERONICA J. JONES, 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 name this 21st day of AUGUST 2012.

Veronica J. Jones (Signature)

My commission expires 2/28/15
Notary registration Number: 7505056



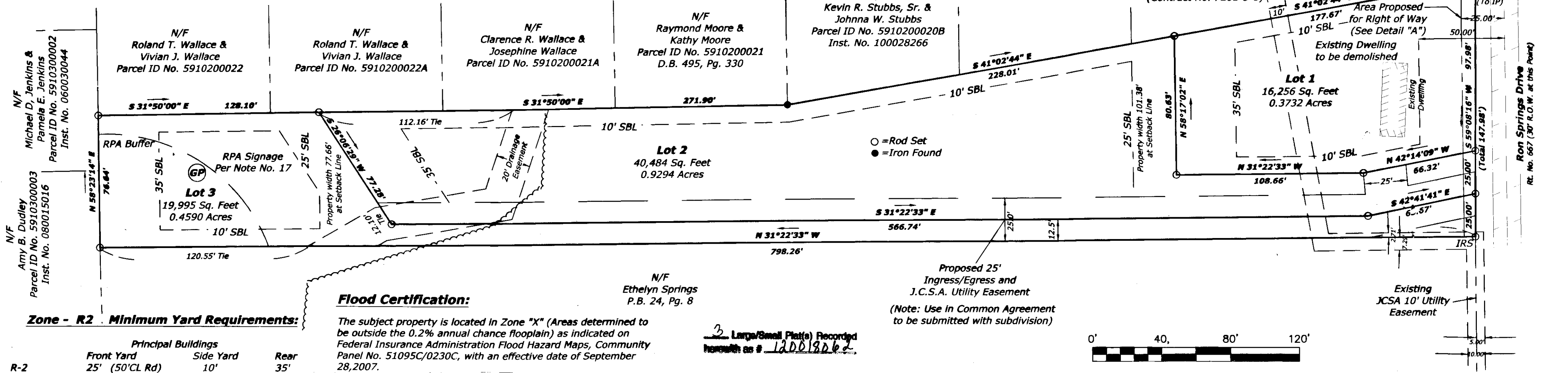
Certificate of Source of Title

The property shown on this plat was conveyed to P.W. Development, Inc. by Instrument No. 120016896, recorded in the Office of the Clerk of the Circuit Court of the County of James City.

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.

DAVID R. GARDY, LS Date 8-21-12

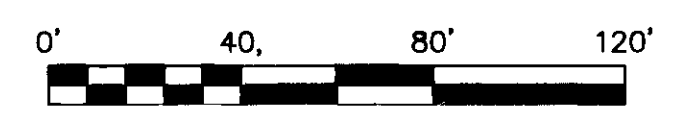


Zone - R2 Minimum Yard Requirements:

Principal Buildings	Front Yard	Side Yard	Rear
R-2	25' (50'CL Rd)	10'	35'

Flood Certification:
The subject property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) as indicated on Federal Insurance Administration Flood Hazard Maps, Community Panel No. 51095C/0230C, with an effective date of September 28, 2007.

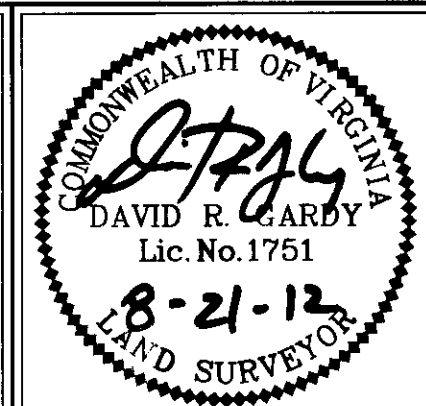
3 Large/Small Plat(s) Recorded
herein as # 120018062



Gardy & Associates PC
Surveying and Mapping Services

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
30 August 2012
at 8:56 AM/PM, PB PG
Document # 120018062
BETSY B. WOOLRIDGE, CLERK
Dep. Clerk
www.gardysurveying.com
P.O. Box 15 New Kent, VA 23124

Subdivision Plat- Lots 1-3
A Resubdivision of Parcel 1,
Sadie Lee Taylor Property
122 Ron Springs Drive
GPIN No.: 591-020-0018
Plat Book 24, Page 8



MAG. DISTRICT: Jamestown	COUNTY: James City
DATE: May 16, 2012	SCALE: 1"=40'
SHEET: 1 OF 3	J.N.: 11-0091
DRAWN BY: RJL	CHECKED BY: DRG
REV.	DATE
Per County Comments	July 10, 2012
Per County Comments	August 2, 2012