

210024371

210024372

NOTES:

- 1. NO TITLE REPORT FURNISHED.
- 2. PROPERTY IS ZONED: R2-GENERAL RESIDENTIAL.

SETBACK REQUIREMENTS:
 FRONT 25' FROM R/W LINE
 SIDE: 10' MINIMUM
 REAR: 35' MINIMUM

- 3. THIS PROPERTY IS NOT IN A RESOURCE PROTECTION AREA.
- 4. PROPERTY IS TO BE SERVED BY NEWPORT NEWS WATERWORKS FOR PUBLIC WATER AND IS SERVED BY JAMES CITY SERVICE AUTHORITY FOR PUBLIC SEWER.
- 5. UNLESS OTHERWISE NOTED DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL REMAIN PRIVATE.
- 6. ALL OUTDOOR SIGNS ON THE PROPERTIES SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER.
- 7. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 9. OWNER NEEDS TO SECURE A LAND USE PERMIT PRIOR TO ANY WORK BEING PERFORMED WITHIN THE STATE RIGHT OF WAY.
- 10. WETLANDS AND LAND WITHIN THE RESOURCE AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECT. 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
- 11. OWNERSHIP:
 LRSN: 11045
 ADDRESS: 114 RON SPRINGS DRIVE
 OWNER: MILTON COOK & NORRIS WILLIAMS
 REFERENCE: INST. # 04005769W, D.B. 258, PG. 811
- 12. IFF - IRON ROD FOUND
 IRS - IRON ROD SET
- 13. THE PROPERTY SHALL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- 14. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AREAS OF 0.2% ANNUAL FLOOD, AS SHOWN ON COMMUNITY PANEL NO. 51095C022BD, DATED DECEMBER 16, 2015.
- 15. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

OWNER'S CERTIFICATE:
 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS STRAIT GATE TEMPLE CHURCH IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

MC # 5 / 26/21
 DATE MINERVA COOK
 6/3/21
 DATE NORRIS WILLIAMS
 6-4-21
 DATE GARLAND A. DRIVER

CERTIFICATE OF NOTARIZATION:
 STATE OF CONNECTICUT
 CITY/COUNTY OF New Britain, Thomas F. McGarry, 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 26th DAY OF May 2021
 SIGNATURE

MY COMMISSION EXPIRES: THOMAS F. MCGARRY
 NOTARY PUBLIC
 NEW LONDON COUNTY
 MY COMMISSION EXPIRES OCT. 31, 2025
 NOTARY REGISTRATION NUMBER:

CERTIFICATE OF NOTARIZATION:
 COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City, Bryce D. Burgner, 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.

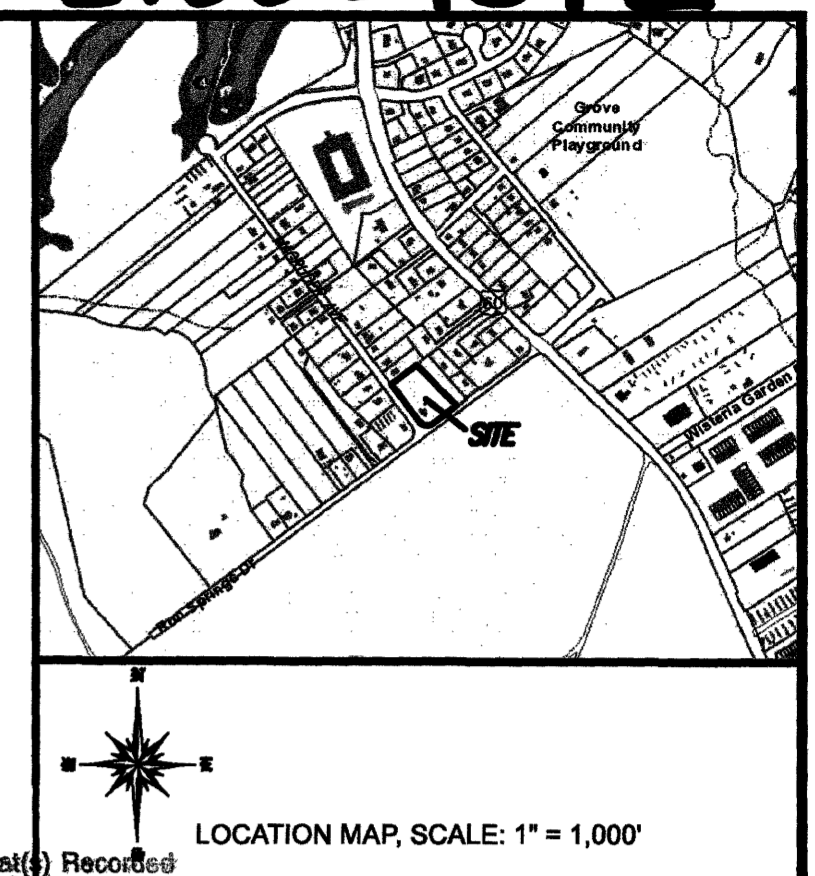
GIVEN UNDER MY HAND THIS 3rd DAY OF June 2021
 SIGNATURE

MY COMMISSION EXPIRES: 11/30/2021
 NOTARY REGISTRATION NUMBER: 7720438

CERTIFICATE OF NOTARIZATION:
 COMMONWEALTH OF VIRGINIA York, Sophia Owen-Alex, 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 4th DAY OF June 2021
 SIGNATURE

MY COMMISSION EXPIRES: November 30, 2023
 NOTARY REGISTRATION NUMBER: 343048

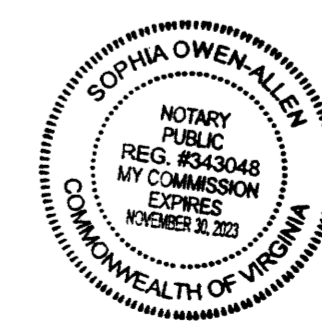
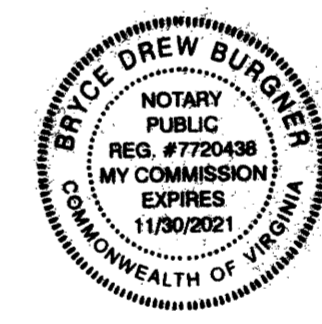


2 Large/Small Plat(s) Recorded
 as with as # 210024372
 City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 December 15, 2021
 at 3:13 AM PM PB PG
 Document # 210024371
 MONA A. FOLEY, CLERK
 Mon A. Foley, Clerk

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AREA TABULATION

LOTS	52,680 S.F. OR 1.2094 AC.
PARCEL A	1,814 S.F. OR 0.0416 AC.
TOTAL	54,494 S.F. OR 1.2510 AC.



CERTIFICATE OF APPROVAL:
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 8 June 2021
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
 1 Oct 2021
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

CERTIFICATE OF SOURCE OF TITLE:
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY THE ESTATE OF ETHEL NORRIS WILLIAMS TO MILTON COOK AND NORRIS WILLIAMS, HEIRS TO THE ESTATE OF ETHEL NORRIS WILLIAMS BY WILL, DATED 02/13/2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT 04005769L.

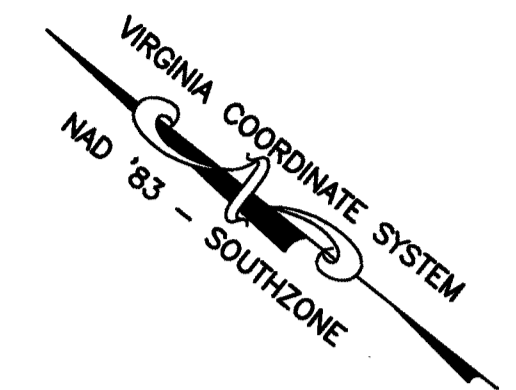
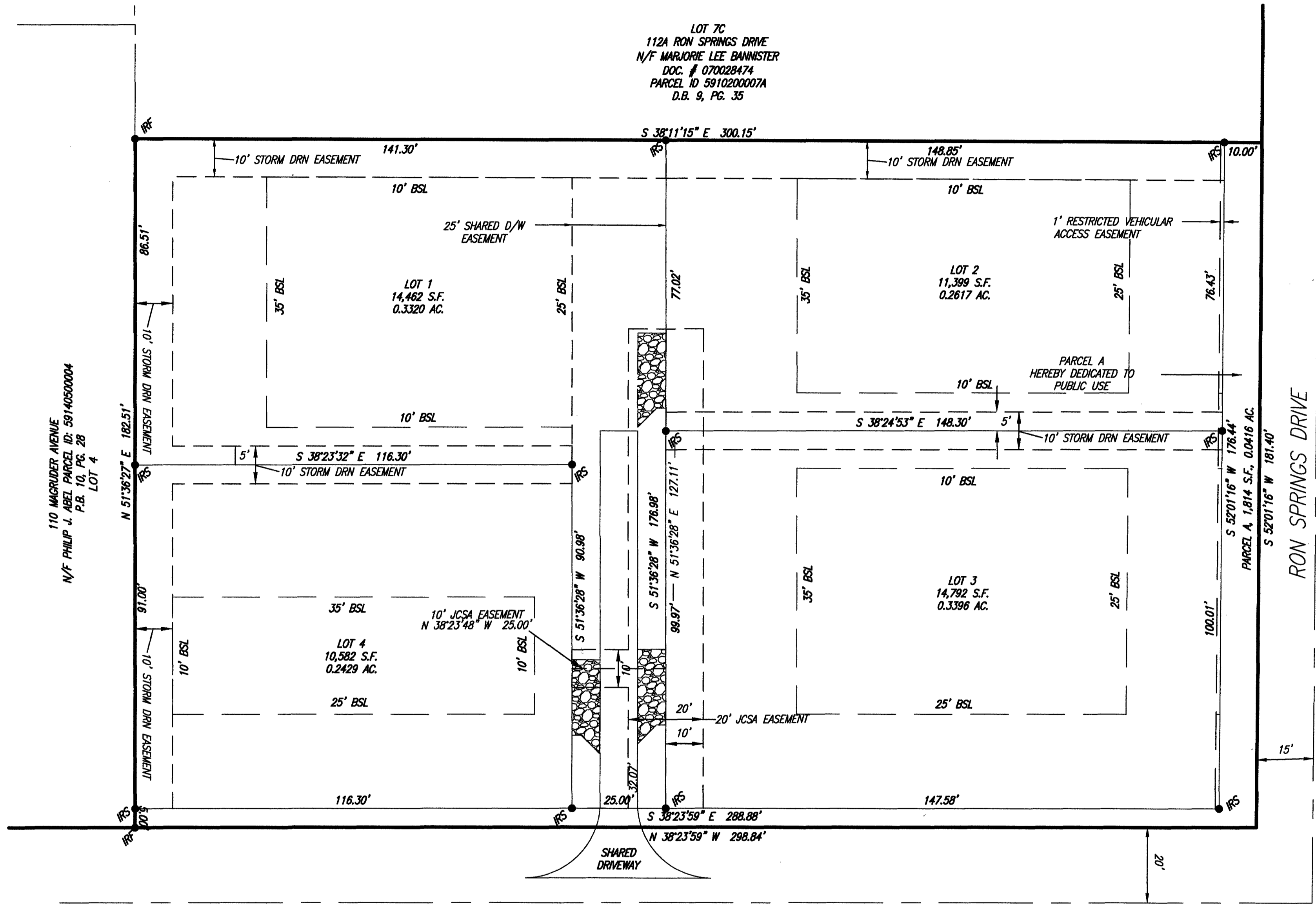
SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
 Blaise Burry
 Blaise Burry, L.S. #001560 04/30/2021 DATE



MINOR SUBDIVISION
LOT 8
 SUBDIVISION OF THE
SADIE LEE TAYLOR PROPERTY
 PLAT BOOK 9, PG. 35
 PLAT BOOK 10, PG. 28
 PARCEL ID: 5912000005
 LRSN: 11045

JAMESTOWN DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 DATE: 11/30/2020 SCALE: 1"=20'
 PROJ. # 20-290 DRAWN BY: BB
 REVISE: 02/05/2021
 REVISE: 03/10/2021
 REVISE: 04/30/2021

Cardinal
 CIVIL RESOURCES
 156 STRAWBERRY PLAINS ROAD, SUITE D
 WILLIAMSBURG, VIRGINIA 23188
 (757) 345-2866 - (757) 345-2877 (FAX)



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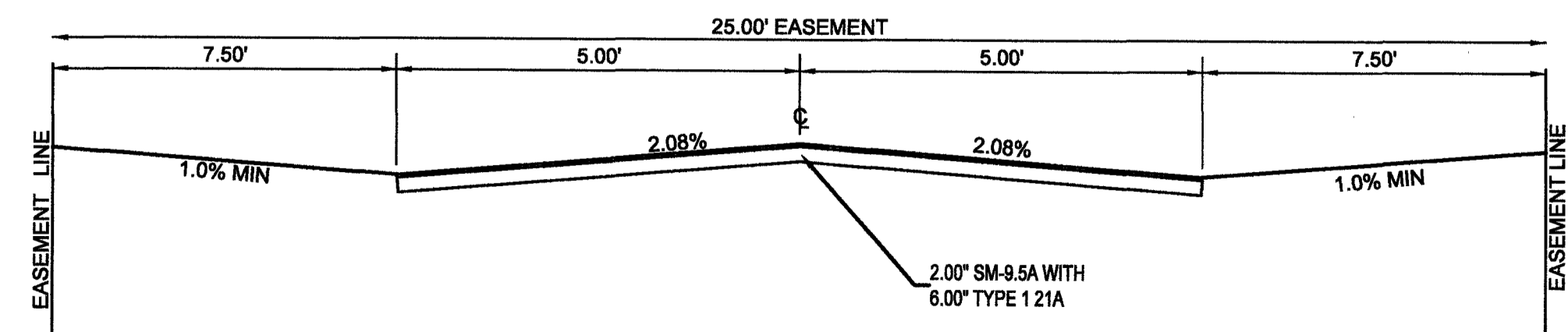
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10' ACCESS ROAD SECTION

SCALE: NONE NOTE: CONSTRUCTION OF THE ACCESS ROAD SHALL NOT EXCEED 2,450 SQUARE FEET OF DISTURBED AREA.

