

LOCATION MAP

SOURCE OF TITLE:
 TITLE TO LAND SHOWN HEREIN WAS GRANTED BY DEED DATED _____ AND RECORDED IN DEED BOOK _____ PAGE _____ AT THE WILLIAMSBURG JAMES CITY COURTHOUSE AS REQUIRED BY LAW.

CURVE DATA						
NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	0°28'30"	1944.86'	50.06'	25.03'	50.05'	N25°12'17"W
2	90°00'00"	25.00'	39.28'	25.01'	35.36'	S33°50'30"E
3	33°30'02"	50.00'	29.23'	15.05'	28.82'	S05°35'30"E
4	58°07'47"	50.00'	50.73'	27.79'	48.58'	N30°18'17"W
5	70°32'09"	25.00'	30.78'	17.68'	28.87'	N24°05'22"W
7	90°00'00"	25.00'	39.28'	25.01'	35.36'	N56°09'30"E

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

I, Walter J. Seeger, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE WRITING BELOW HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID

GIVEN UNDER MY HAND THIS 29 DAY OF MARCH, 1985.

SIGNED: Walter J. Seeger
 MY COMMISSION EXPIRES May 5, 1985

OWNERS CONSENT:

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S):

Edith W. Seave
Zella E. Bivens

CERTIFICATE OF APPROVAL:

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED WITH EXISTING REGULATIONS AND MAY BE COMMITTED TO RECORD

[Signature] DATE 3/29/85
[Signature] DATE 3/29/85
[Signature] DATE 3/29/85

SURVEYORS CERTIFICATE:

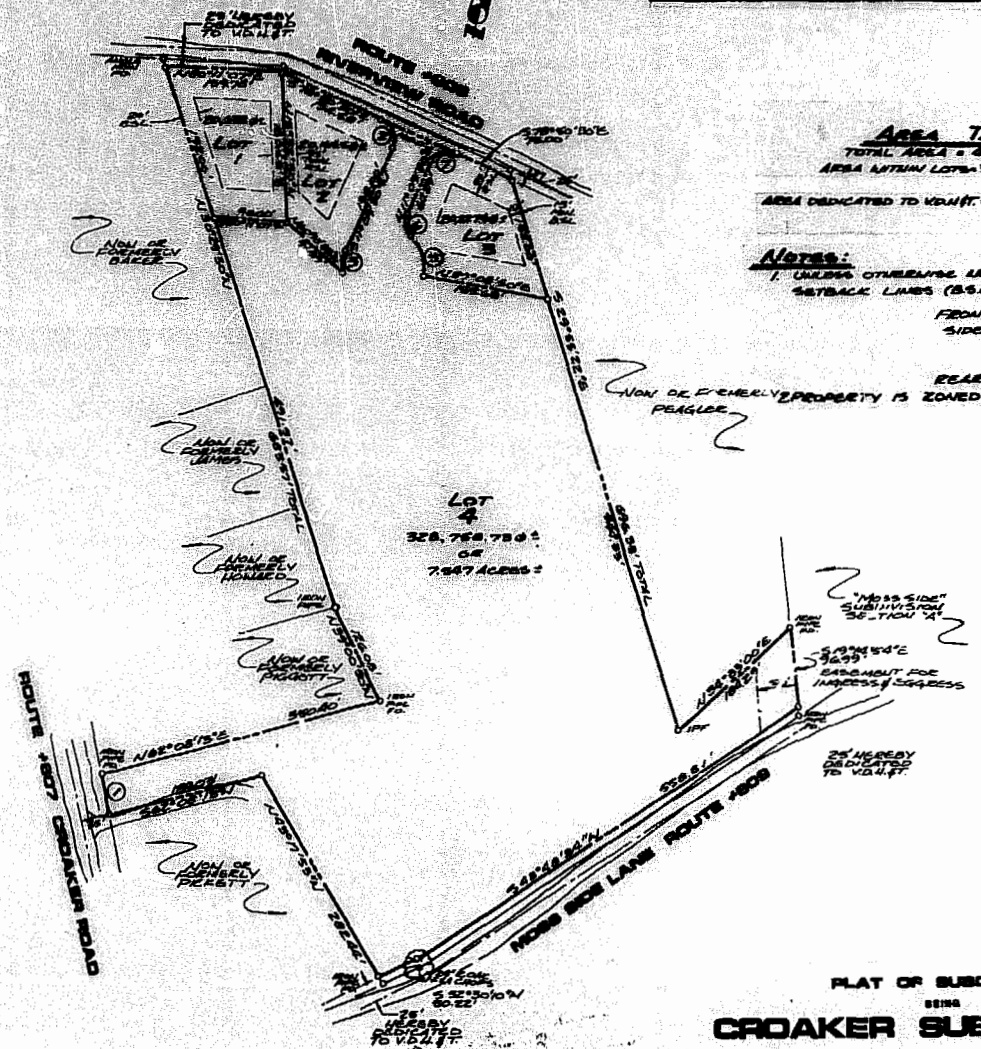
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE & BELIEF THAT ALL THE REQUIREMENTS FOR THE PLATTING OF SUBDIVISIONS IN THE COUNTY OF JAMES CITY HAVE BEEN COMPLIED WITH

ALSO THAT THIS PLAT IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS

GIVEN UNDER MY HAND THIS 30th DAY OF APR, 1985



PREPARED BY
SPEARMAN & ASSOC., INC. - LAND SURVEYING
 P.O. BOX 1244
 WILLIAMSBURG, VIRGINIA



AREA TABULATIONS:
 TOTAL AREA = 800,940.0182 OR 2.91 ACRES
 AREA WITHIN LOTS = 578,496.15 61 OR 2.08 ACRES
 AREA DEDICATED TO HIGHWAY = 220,950.861 OR 0.82 ACRES

Notes:
 1. UNLESS OTHERWISE NOTED THE FOLLOWING BUILDING SETBACK LINES (B.S.L.) ARE REQUIRED:
 FRONT YARD : 35' MINIMUM
 SIDE YARD : 15' MINIMUM, A TOTAL OF 35' FOR BOTH
 REAR YARD : 35' MINIMUM
 NON-DEVELOPEMENT PROPERTY IS ZONED 'A-1'

REFERENCES:
 DEED BOOK 144, PAGE 365
 " " 157, " 592
 " " 158, " 147
 " " 54, " 252
 " " 52, " 172
 PLAT BOOK 27, PAGE 60
 " " 18, " 29

PLAT OF SUBDIVISION
 BEING
CROAKER SUBDIVISION

LOCATED
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1"=100' DATE: OCTOBER 9, 1984
 DRAWN: OCT 10, 1984

3:40pm
 [Signature]
 [Signature]

