

DEVELOPMENT NOTE:

- 1.) PROPERTY ADDRESSES: PARCEL 1 = # 105 WICKRE STREET
PARCEL 2 = # 7107 MERRIMAC TRAIL
- 2.) TAX MAP No = (4-3)(3-25A)
- 3.) PROPERTY IS ZONED "B-1"
- 4.) TOTAL AREA SUBDIVIDED = 98,271 ± SQ.FT. OR 2.271 ± ACRES.
- 5.) MINIMUM YARD REQUIREMENTS:
FRONT BSL = 50'
SIDE BSL = 20'
REAR BSL = 20'
- 6.) BOTH PARCELS ARE CURRENTLY SERVED BY PUBLIC WATER & SEWER.
- 7.) MINIMUM LOT WIDTH AT FRONT BSL = NONE.

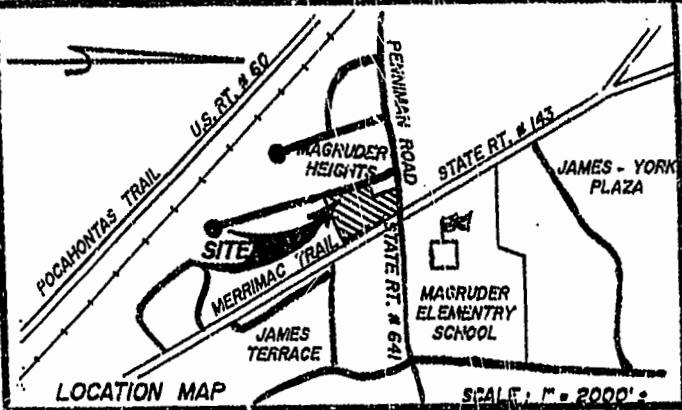
- 8.) MINIMUM LOT SIZE = NONE.
- 9.) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.

NOTE:
REVISIONS OF 12/12/99 INVOLVE LABELS AND MISC. EXISTING IMPROVEMENTS ONLY !!

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY: VIRGIE W. NEWTON
TO: MARGARET N. WESTON
BY WILL DATED AUG. 5, 1983 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN WILL BOOK 39, PAGE 412.

FLOOD CERTIFICATION:
PROPERTY SHOWN HEREON APPEARS TO BE WITHIN FLOOD HAZARD ZONE "X" (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN), AS SHOWN ON COMMUNITY PANEL # 510 201 0050 B, WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, SAID PANEL HAS AN EFFECTIVE DATE OF FEBRUARY 6, 1991.



CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA, CITY-COUNTY OF JAMES CITY
I, Cynthia J. Nelson, 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 24 DAY OF Feb, 1999.
MY COMMISSION EXPIRES: Dec 31, 2001

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS Magruder View IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.
BY: Margaret N. Weston
TITLE: OWNER DATE: 2-24-99

CERTIFICATE OF APPROVAL:

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

VIRGINIA DEPARTMENT OF TRANSPORTATION
SIGNED: Paul G. Booth DATE: 2-26-99

VIRGINIA DEPARTMENT OF HEALTH
SIGNED: R. B. Deane DATE: 3-1-99

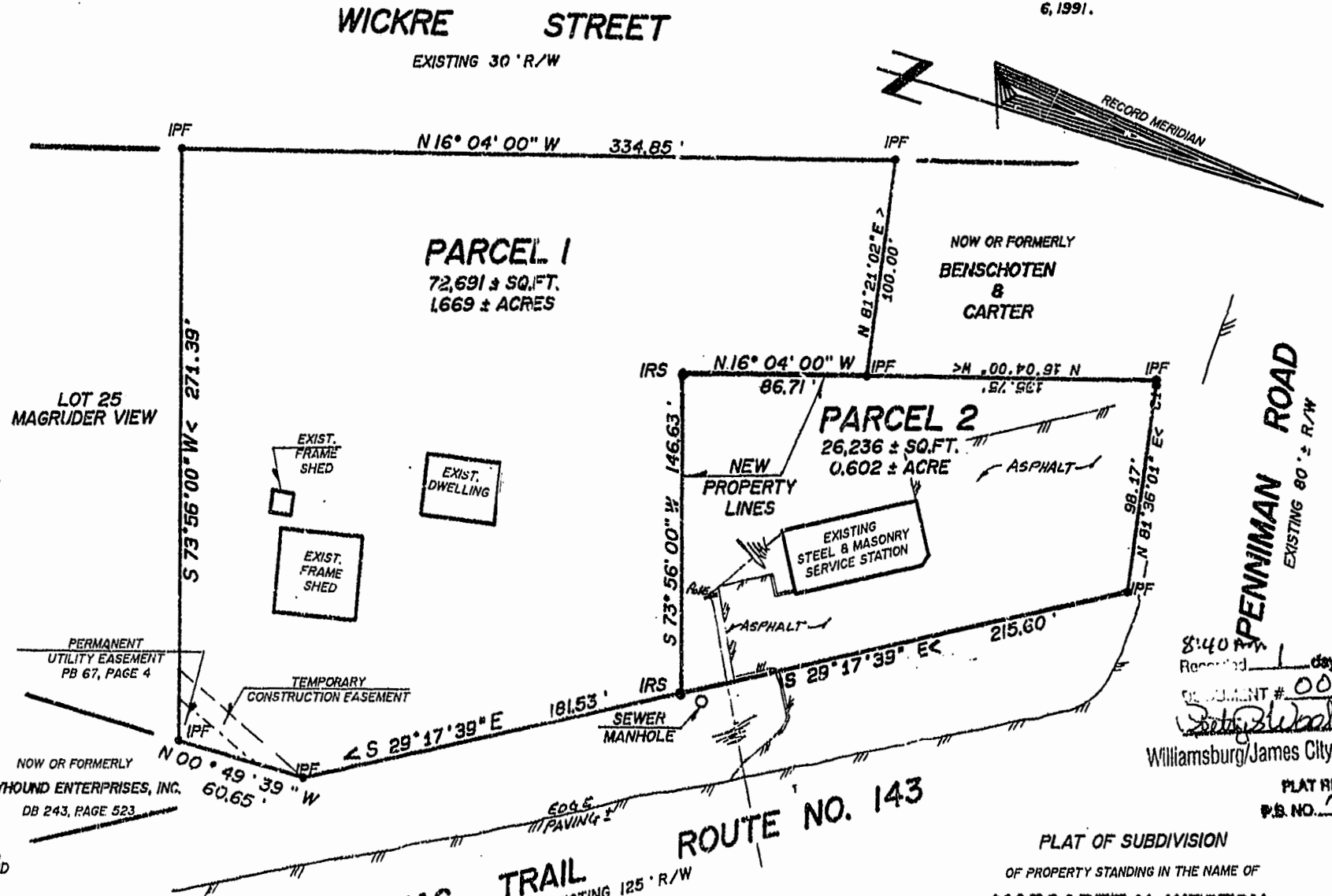
SUBDIVISION AGENT OF JAMES CITY COUNTY:
SIGNED: [Signature] DATE: 12/24/99

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 SUBDIVISIONS WITHIN THE COUNTY.

DATE: 11/24/98 Roger D. Spearman

SPEARMAN & ASSOCIATES, P.C.
SURVEYING & PLANNING
5682-A Mooretown Road --- Williamsburg, Virginia
(757) 253-8720



LEGEND

- IPF = IRON PIPE FOUND
- IPS = IRON PIPE SET
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- BSL = BLDG. SETBACK LINE
- TXMP = TAX MAP
- ⊙ = SOIL TEST HOLE (IF APPLICABLE)

CURVE DATA

- Δ = 02° 22' 00"
- R = 12.50'
- L = 0.52'
- T = 0.26'
- C = 0.52'
- CB = N 14° 52' 59" W



8:40 AM
Recorded 1 day of Mar 2000
DOCUMENT # 000010367
[Signature] Clerk
Williamsburg/James City County

PLAT RECORDED IN
P.B. NO. 77 PAGE 71

PLAT OF SUBDIVISION
OF PROPERTY STANDING IN THE NAME OF
MARGARET N. WESTON
BEING
A PARCEL OF LAND IN MAGRUDER VIEW
CONTAINING 2.271 ACRES
LOCATED
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 60' DATE: NOVEMBER 24, 1998
REVISED: DEC. 12, 1999

