

100004993

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

12-14-2009 Meredith Gilley
DATE OWNER

Meredith Gilley
PRINT

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF York, I, Charles A. Calhoun, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 14th DAY OF December, 2009. MY COMMISSION EXPIRES 12-31-2011.

Charles A. Calhoun Notary Public
Commission Expires 1-31-2011
Registration # 7071651

CERTIFICATE OF SOURCE OF TITLE

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF GILLEY PROPERTIES, LLC, AS RECORDED IN JAMES CITY COUNTY BY THAT CERTAIN DEED DATED AUGUST 4, 2004, RECORDED AT INSTRUMENT No. 040020797.

ENGINEERS OR 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.

12/14/09 Charles A. Calhoun
DATE CHARLES A. CALHOUN #2554

CERTIFICATE OF APPROVAL

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

12/15/09 Bruce A. Williams
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

1/26/10 Paul H. Jones
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 11 DAY OF March 2010

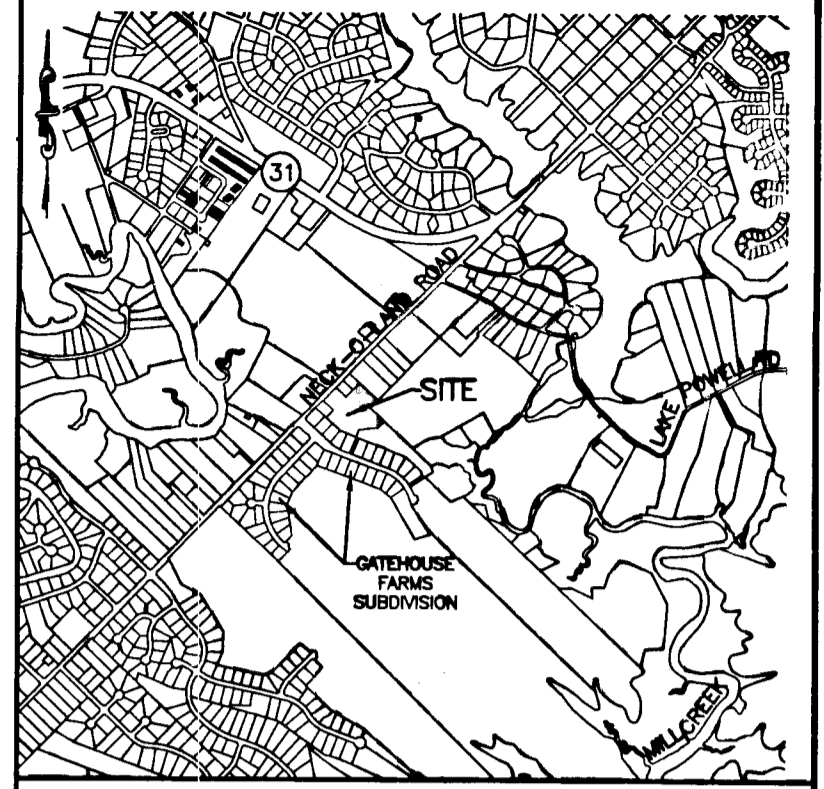
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 100004993 @ 10:46 AM

TESTE Betsy B. Woodruff, Clerk
BY Claudia A. Binkley, Sp CLERK

Plat/Book/Sheet/Part(s) Recorded
Instrument # 100004993

GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2. THE PERIMETER PROPERTY LINES SHOWN ON THIS PLAT ARE BASED ON PLATS AND DEEDS FOUND IN THE JAMES CITY COUNTY COURTHOUSE AS NOTED. THEY DO NOT REFLECT ANY ADVERSE RIGHTS BY ADJOINERS THAT MAY HAVE BEEN GAINED BUT NOT PERFECTED.
- 3. THIS FIRM MADE NO INSPECTION OF PROPERTY FOR POTENTIAL HAZARDOUS WASTE.
- 4. WETLANDS SHOWN HEREON WERE DELINEATED BY ROTH ENVIRONMENTAL.
- 5. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- 6. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 7. PROPOSED LOTS SHALL BE SERVED BY PUBLIC WATER AND SEWER.
- 8. THIS PROPERTY LIES IN FIRM ZONE "X" & ZONE "AE" PER FLOOD INSURANCE RATE MAP #510201 PANEL #0185C, DATED SEPTEMBER 28, 2007.
- 9. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- 10. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- 11. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
- 12. PER SECTION 23-7(c) OF CHAPTER 23 OF THE CHESAPEAKE PRESERVATION ORDINANCE, THE DEVELOPER SHALL INSTALL RPA SIGNS IDENTIFYING THE LANDWARD LIMITS OF THE RPA.
- 13. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY 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.
- 14. APPROXIMATE LOCATION OF SANITARY SEWER LATERAL FOR LOT 3-A, 10' PRIVATE UTILITY EASEMENT TO BE CENTERED ON EXACT LOCATION.
- 15. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 16. THE STREETS IN THIS DEVELOPMENT DO NOT MEET THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS FOR ACCEPTANCE AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION. THE STREETS WILL HAVE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE DEPARTMENT REQUIREMENTS IN EFFECT AT THE TIME OF THE REQUEST BY THE PROPERTY OWNERS PRIOR TO REQUESTING ADDITION OF THE ROAD.



VICINITY MAP
1"=2000'

PROPERTY INFORMATION

OWNER: GILLEY PROPERTIES, LLC.
INSTRUMENT No. 040020797.
PARCEL ID: 4740100040C
EXISTING AREA: 205,817 S.F. / 4.7247 AC.
ZONING DISTRICT: R2
BUILDING SETBACK (SBL)
FRONT = AS SHOWN
REAR = 35'
SIDE = 10'
EXISTING ADDRESS:
248 NECK-O-LAND ROAD
JAMES CITY COUNTY, VA

AREA TABLE

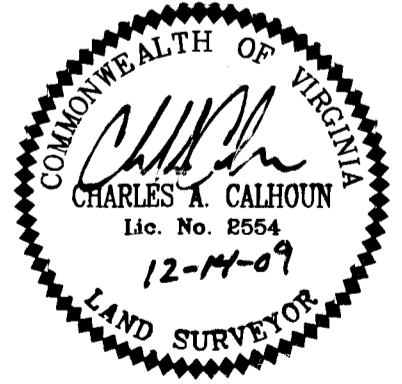
LOT 3-A	0.4814 AC.
LOT 3-B	0.9395 AC.
LOT 3-C	1.6290 AC.
LOT 3-D	1.3055 AC.
LOT 3-E	0.3693 AC.
TOTAL AREA	4.7247 AC.

SUBDIVISION PLAT OF
LOT 3
STANDING IN THE NAME OF
GILLEY PROPERTIES, LLC

JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: 12/14/09 SCALE: 1"=50' JOB #06-305

SHEET: 1 OF 2



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