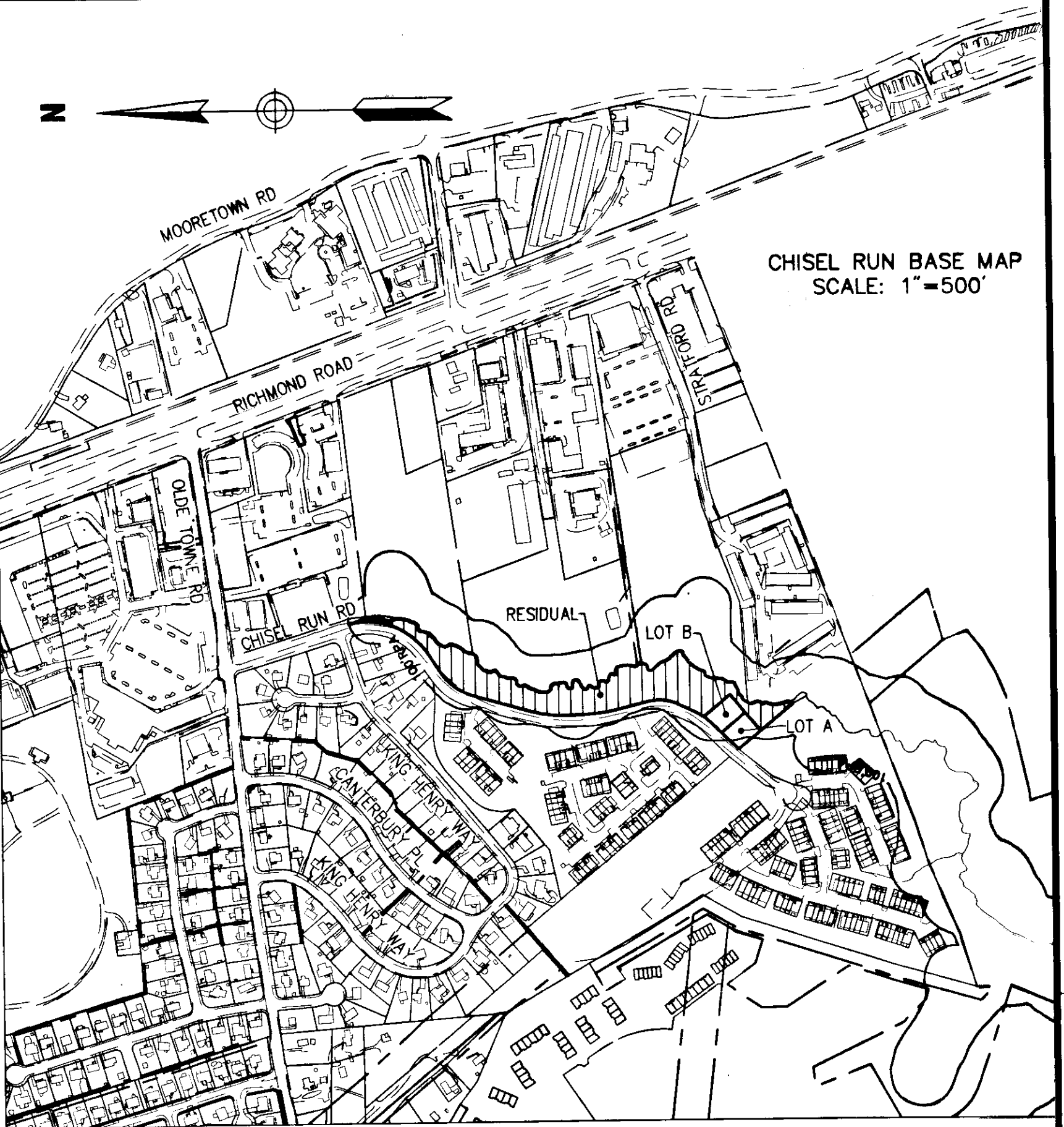
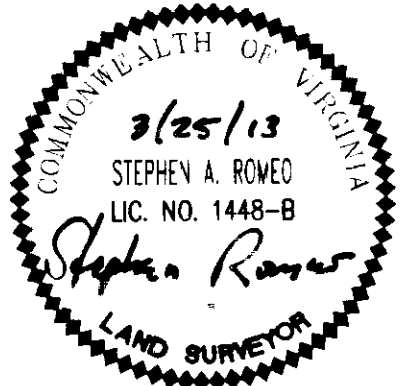


130010710



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.



CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BUSH DEVELOPMENT CORPORATION, A VIRGINIA CORPORATION TO HOUSING PARTNERSHIPS, INC., A VIRGINIA CORPORATION, BY DEED DATED 8/24/12 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY (THE CLERK'S OFFICE) ON 8/30/2012 BY DOCUMENT NUMBER 120018108

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES. HOUSING PARTNERSHIPS, INC.

BY: J. Woodruff 3/29/13
SIGNATURE DATE
Abbitt Woods II Executive Director
NAME (PRINTED) TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF Williamsburg
I, Jane M. Tynda 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 29th DAY OF March, 2013. MY COMMISSION EXPIRES 11-20-2016
Jane M. Tynda
(SIGNATURE)

CERTIFICATE OF APPROVAL:

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
[Signature] 4-23-13
SUBDIVISION AGENT OF DATE
JAMES CITY COUNTY

**STATE OF VIRGINIA
JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY. THIS _____ DAY OF _____ 20____ THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS. @ _____ AM/PM INSTRUMENT NO. _____
TESTE: _____
BY: _____

NOTES:

- 1. THIS PROPERTY IS ZONED R-5, WITH PROFFERS, MULTI-FAMILY RESIDENTIAL.
- 2. THIS PLAT IS COMPILED FROM PLATS OF RECORD AND DOES NOT REPRESENT A FIELD SURVEY.
- 3. THIS PROPERTY IS REFERENCED AS JAMES CITY COUNTY TAX PARCEL 3330100004.
- 4. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANELS NOS. 51095C0130C AND 51095C0140C, DATED SEPT. 28, 2007.
- 5. THIS SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- 6. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
- 8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 9. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 10. THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 11. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
- 12. RESOURCE PROTECTION LINE (RPA) AS SHOWN HEREON WAS ESTABLISHED BY JAMES CITY COUNTY GIS.
- 13. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 14. RPA SIGNS SHOWN HEREON ARE TO BE INSTALLED BY SUBDIVIDER WITHIN 6 MONTHS OF RECORDATION OF THIS PLAT PER SECTION 23-7(C) OF THE JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 15. NO LAND DISTURBANCE IN THE 50' SEAWARD PORTION.
- 16. BUILDING SET BACKS (BSL)
FRONT: 35'
SIDE: 15'
LOT A REAR: 20' & 100' RPA; LOT B REAR: 50' RPA
- 17. THE FOLLOWING REFERENCES WERE USED IN PREPARATION OF THIS PLAT:
P.B. 40, PG. 49 P.B. 48, PG. 88
P.B. 58, PG. 50 P.B. 25, PG. 64
P.B. 40, PG. 15 P.B. 41, PG. 15
P.B. 36, PG. 30 P.B. 40, PG. 38
P.B. 48, PG. 89 P.B. 39, PG. 9
P.B. 44, PG. 98 INST. NO. 120018108
- 18. CHESAPEAKE BAY PRESERVATION BOARD APPROVAL DATED: 3/13/2013

AREA TABULATION

TAX MAP NO. 3330100004 =	5.32± AC.
LOT A =	-0.2893 AC.
LOT B =	-0.3149 AC.
NEW AREA (TAX MAP NO. 3330100004) =	4.72± AC.

**SUBDIVISION
OF PROPERTY OF
HOUSING PARTNERSHIPS, INC.**
JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA
SHEET 1 OF 2
DATE: 3/25/13 SCALE: 1"=50'

2 Large/Small Plat(s) Recorded herewith as # 130010710

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 24, 2013
at 10:40 AM/PM, PB _____ PG _____
Document # 130010710
BETSY B. WOOLRIDGE, CLERK
Frank Adams, Dep. Clerk



Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
(757) 220-0500 • FAX (757) 220-8544