

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT:
 LOT 18 WAS CONVEYED BY JAY W. AND CINDY W. COLLEY TO SOUTHEASTERN VIRGINIA PROPERTIES AT UNCLE'S NECK, L.L.C. BY DEED DATED JUNE 4, 2013 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 130014753.
 LOTS 19 AND 20 WAS CONVEYED BY UNCLE'S NECK L.L.C. TO SOUTHEASTERN VIRGINIA PROPERTIES AT UNCLE'S NECK, L.L.C. BY DEED DATED MARCH 30, 2013 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 130010866.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RIVER'S BEND AT UNCLE'S NECK IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Herbert R. Hamlet 9/28/13
 SOUTHEASTERN VIRGINIA PROPERTIES DATE
 AT UNCLE'S NECK, L.L.C.

Herbert R. Hamlet
 PRINTED NAME



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Suffolk, Sandra J. Comey
 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 NAME THIS 22nd DAY OF September, 2013. MY COMMISSION EXPIRES 10-31-15
Sandra J. Comey 7509352
 SIGNATURE REGISTRATION NUMBER

AREA TABULATION

	PREVIOUS	NEW
TOTAL AREA OF LOT 18	214,337 S.F. 4.92 AC.	301,130 S.F. 6.91 AC.
TOTAL AREA OF LOT 19	212,058 S.F. 4.87 AC.	156,615 S.F. 3.60 AC.
TOTAL AREA OF LOT 20	209,619 S.F. 4.81 AC.	178,321 S.F. 4.09 AC.
TOTAL AREA OF R/W	0	0
TOTAL AREA OF COMMON AREA	0	0
TOTAL AREA	636,014 S.F. 14.60 AC.	636,066 S.F. 14.60 AC.
TOTAL NUMBER OF LOTS	3	
AVERAGE LOT SIZE	212,005 S.F.	
GROSS LOTS PER ACRE	0.21 LOTS/ACRE	

NOTE: ALL COMMON AREA TO BE DEDICATED TO THE WILLIAMSBURG LAND CONSERVANCY AND SHALL BE SUBJECT TO A WILDLIFE MANAGEMENT PLAN.

CERTIFICATE OF APPROVAL

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

Amy D. Peralta 9/27/13
 VIRGINIA DEPARTMENT OF HEALTH DATE

Christina 10/4/13
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

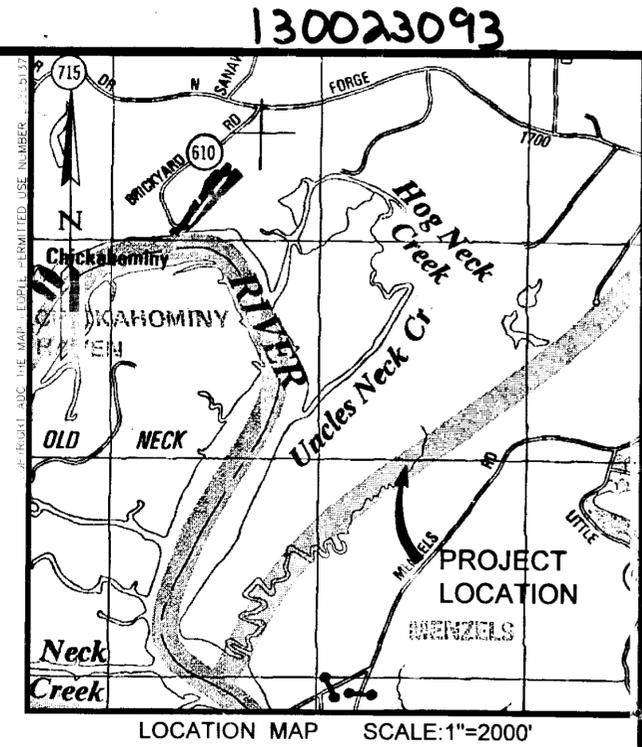
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

Thomas C. Sublett 9-16-13
 THOMAS C. SUBLETT, L.S. 1886 DATE

GENERAL NOTES

- SETBACKS:
 FRONT = 75'; SIDE YARD = 15'; REAR YARD = 35'
 IF LOT IS 5 ACRES OR MORE, MINIMUM LOT WIDTH AT THE FRONT SETBACK LINE IS 250 FT.
 IF LOT IS 3 ACRES OR MORE, BUT LESS THAN 5 ACRES, MINIMUM LOT WIDTH AT THE FRONT SETBACK LINE IS 200 FT.
 ** BUILDING LOCATIONS IN RELATIONSHIP WITH SIDE SETBACKS TO BE DETERMINED BY THE UNCLE'S NECK COVENANTS COMMITTEE. PER THE ADOPTED CONDITIONS FOR THE WAIVER TO SECTION 19-57 OF THE ORDINANCE, THERE SHALL BE AT LEAST 100 FOOT BUILDING SEPARATION BETWEEN ALL DWELLING UNITS WITHIN THE SUBDIVISION. THE FIRE CHIEF MAY GRANT EXCEPTIONS TO THE SEPARATION REQUIREMENT PROVIDED THAT IN NO INSTANCE SHALL THE SIDE BUILDING SETBACK BE REDUCED BELOW 15 FEET. ANY EXCEPTION BY THE FIRE CHIEF MUST ALSO BE APPROVED BY THE COVENANTS COMMITTEE.
- ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION WILL HAVE NO MAINTENANCE RESPONSIBILITY FOR THE DETENTION PONDS AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES CAUSED BY FAILURE OF THE PONDS OR THEIR OUTFLOW STRUCTURES.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERTY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS AND CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- DISTURBANCE TO TOPOGRAPHY WITH SLOPES EQUAL TO OR GREATER THAN 25% IS PROHIBITED UNLESS A WAIVER HAS BEEN OBTAINED FROM JAMES CITY COUNTY. PRIOR TO ANY LOT DISTURBANCE, THE HOMEOWNER SHALL IDENTIFY AREAS OF 25% OR GREATER SLOPES AND SHALL SECURE ALL NECESSARY APPROVALS THROUGH THE ENVIRONMENTAL DIVISION TO DISTURB STEEP SLOPES.
- SURVEY DATA PROVIDED BASED UPON JAMES CITY COUNTY GEODETIC CONTROL NAD-83 ESTABLISHED FROM MONUMENT 301.
- THIS SUBDIVISION SHALL BE SERVED BY PRIVATE WATER AND PRIVATE SEWER.
- LOCATION OF SEPTIC TANKS AND SOILS DATA SHALL BE VERIFIED AND EVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY CONSTRUCTION. TRADITIONAL SEPTIC DRAIN FIELDS SHALL BE SET BACK AT LEAST 200 FEET FROM CHICKAHOMINY RIVER AND UNCLES NECK CREEK, IN ACCORDANCE WITH JAMES CITY COUNTY BOARD OF SUPERVISORS RESOLUTION DATED NOVEMBER 14, 2006.
- ALL COMMON AREAS OUTSIDE OF THE RPA AND CONSERVATION EASEMENTS DEDICATED TO JAMES CITY COUNTY SHALL BE ACTIVELY MANAGED PURSUANT TO A WILDLIFE MANAGEMENT PLAN DEVELOPED BY THE VA DEPT OF GAME AND INLAND FISHERIES.
- THE BOARD OF SUPERVISORS APPROVED A RESOLUTION FOR A WAIVER TO SECTION 19-57 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE ON NOVEMBER 14, 2006 ALLOWING INDIVIDUAL WELLS ON LOTS SUBJECT TO CONDITIONS AS OUTLINED IN THE WAIVER.
- ALL PRIVATE WELLS SHALL BE CLASS III B WELLS REQUIRING 10' SEPARATION FROM BUILDINGS, 50' SEPARATION FROM SEWER LINES, AND 50' SEPARATION FROM THE SEPTIC TANK. THE SEPTIC TANK MUST MAINTAIN A MINIMUM OF 50' FROM THE WELL, 10' FROM ANY BUILDINGS, AND 5' FROM ANY PROPERTY LINES.
- THIS PROPERTY LIES WITHIN ZONES X AND AE AS SHOWN ON F.E.M.A. F.I.R.M. 51095C0105C, DATED SEPTEMBER 28, 2007. THE BASE FLOOD ELEVATION OF 7.5 FEET IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH CORRESPONDS TO ELEVATION 8.5 FEET ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) WHICH THIS PROJECT TOPOGRAPHY IS BASED.
- WETLANDS AND WATERS OF THE UNITED STATES WERE FIELD DELINEATED BY VANASSE HANGEN BRUSTLIN, INC. (VHB) BETWEEN AUGUST 10-15, 2006 AND CONFIRMED BY THE U.S. ARMY CORPS OF ENGINEERS ON DECEMBER 18, 2007.
- THE LOCATION OF THE RESOURCE PROTECTION AREA (RPA) IS BASED ON THE PERENNIAL STREAM ASSESSMENT PERFORMED BY VHB AND APPROVED BY JAMES CITY COUNTY ON OCTOBER 24, 2006.
- THIS PLAT OF SUBDIVISION DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY BY AES CONSULTING ENGINEERS. BOUNDARY IS BASED ON A PLAT OF SURVEY ENTITLED "PLAT OF PROPERTY TO BE CONVEYED TO DONALD L. HAZELWOOD, INC. BEING 348.93 ACRES LOCATED: STONEHOUSE DISTRICT JAMES CITY CO., VA." DATED DECEMBER 15, 2005 BY MITCHELL-WILSON ASSOCIATES P.C. RECORDED IN INSTRUMENT #060016516.
- A CURRENT TITLE REPORT HAS NOT BEEN PROVIDED WITH THIS SURVEY.
- THE ROAD RIGHT-OF-WAYS SHALL BE DEDICATED FOR PUBLIC USE.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SECTION 19-33.
- ONSITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF JAMES CITY COUNTY CODE.
- PROPERTY SHOWN HEREON IS ALL OF TAX PARCEL ID: 21002000018, 2102000019, AND 2102000020 ZONED A1 GENERAL AGRICULTURE.
- NO PIERS ARE PERMITTED ON LOT 18.



2 Large Scale Plat(s) Recorded
 herewith as #130023093

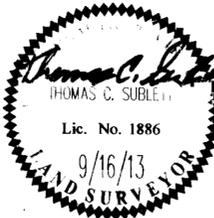
STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 8TH DAY OF October, 2013
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:17 AM/PM
 INSTRUMENT # 130023093

TESTE: Patrick Warrick, Deputy Clerk
 BETSY B. WOOLRIDGE, CLERK



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

BOUNDARY LINE ADJUSTMENT PLAT
 FOR
 LOTS 18-20
**RIVER'S BEND @
 UNCLES NECK**
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISOR	REVIEWED BY
1	9-16-13	REVISIONS PER JCC COMMENTS DATED AUG. 20, 2013	JAG	JAG

Designed	Drawn
JAG	RLS
Scale	Date
1"=100'	09/27/07
Project No.	
9737-02	
Drawing No.	
1 OF 2	

LINE	BEARING	LENGTH
L238	N56°16'28"E	83.86'
L239	N45°19'48"E	76.63'
L240	N41°44'34"E	86.74'
L241	N42°02'16"E	70.56'
L242	N36°43'25"E	78.60'
L243	N39°41'46"E	79.85'
L244	N32°46'45"E	75.27'
L245	N46°47'58"E	81.62'

LEGEND

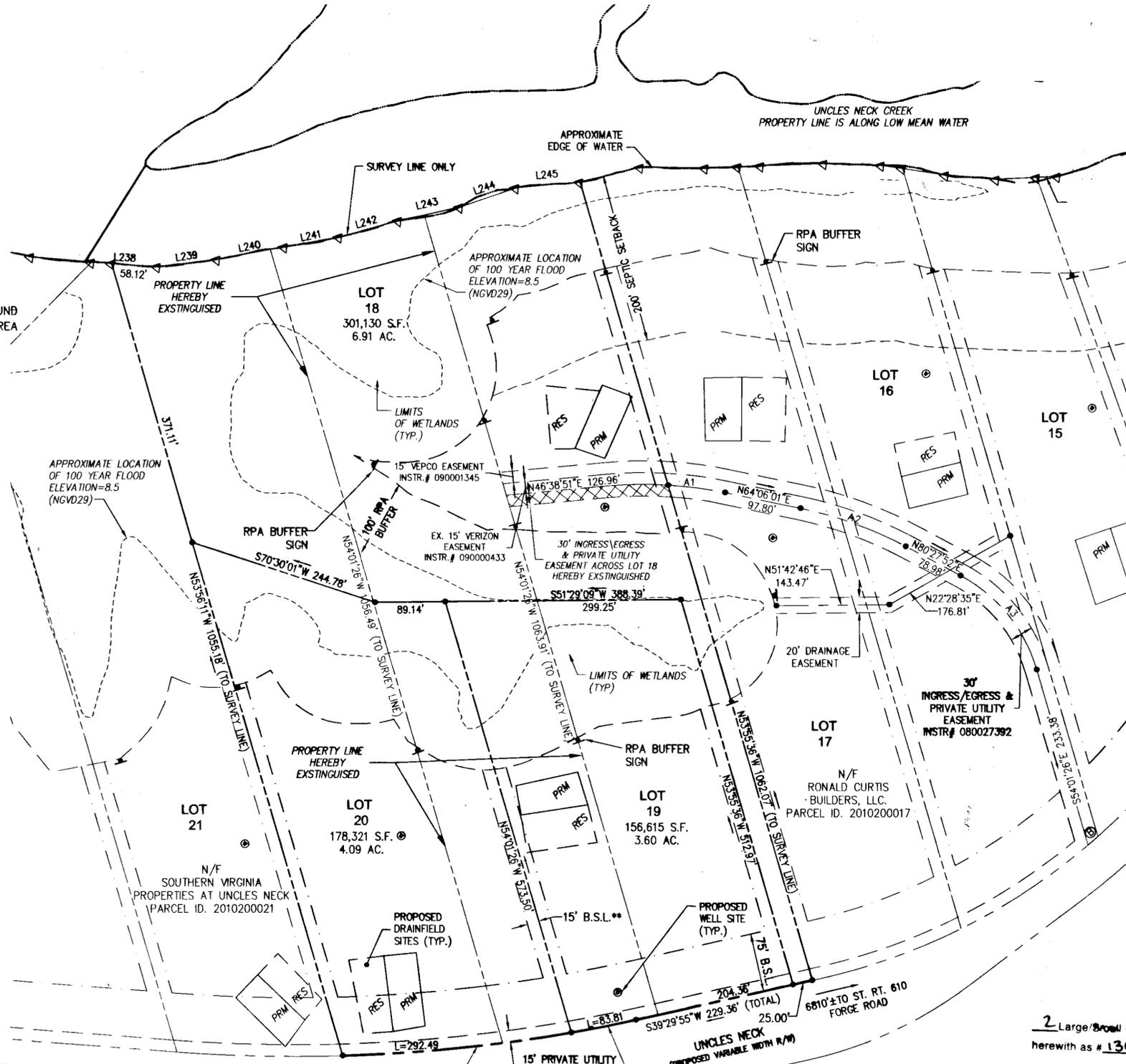
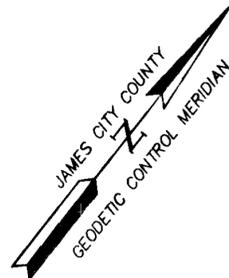
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTER LINE
- TRAVERSE LINE
- EASEMENT
- BUILDING SETBACK LINE (B.S.L. TYP.)
- WETLANDS LINE
- RPA BUFFER LINE
- STREAM
- IRON ROD SET
- CONCRETE MONUMENT FOUND
- RPA RESOURCE PROTECTION AREA
- ▭ PRM PRIMARY DRAINFIELD
- ▭ RES RESERVE DRAINFIELD
- C/L CENTERLINE
- P/L PROPERTY LINE

ADDRESS / PD

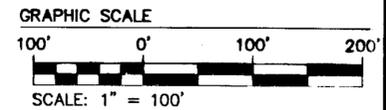
LOT 18-7572 UNCLES NECK/2010200018
 LOT 19-7576 UNCLES NECK/2010200019
 LOT 20-7580 UNCLES NECK/2010200020

REFERENCE:

INSTR. # 080027392 (PLAT)



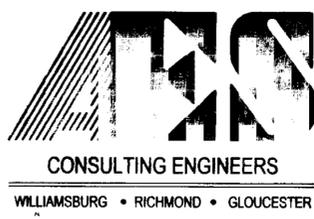
2 Large/Brown Plat(s) Recorded herewith as # 130023093



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$\Delta = 8^{\circ}33'01''$
 $R = 1960.00$
 $L = 292.49$
 $T = 146.52$
 C.B. = N46° 13' 25"E
 $C = 292.22$

$\Delta = 2^{\circ}27'00''$
 $R = 1960.00$
 $L = 83.81$
 $T = 41.91$
 C.B. = N40° 43' 24"E
 $C = 83.80$



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BOUNDARY LINE ADJUSTMENT PLAT FOR LOTS 18-20

RIVER'S BEND @ UNCLES NECK

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 8 October, 2013 at 10:17 AM/PM, PG 1 of 1				
Document # 130023093				
BETSY B. WOOLRIDGE, CLERK				
<i>David W. Malone</i> , Dep. Clerk				
No.	DATE	REVISION / COMMENT / NOTE	JAG REWSED BY	JAG REVIEWED BY
1	9-16-13	REVISIONS PER JCC COMMENTS DATED AUG. 20, 2013		

Designed	JAG	Drawn	RLS
Scale	1"=100'	Date	09/27/07
Project No.		9737-02	
Drawing No.		2 OF 2	