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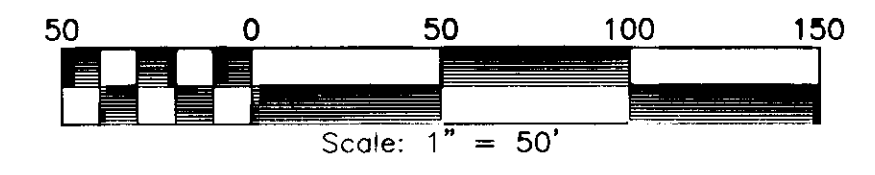
SUBDIVISION OF LAND BELONGING TO
ALVENE P. CONYERS & BEVERLY PATTERSON HUNDLEY
BEING PARCEL ID: 5020100006A

JAMES CITY COUNTY ROBERTS DISTRICT VIRGINIA
DATE: 04/14/2014 SCALE: 1"=50' JOB # 13-483

LandTech Resources, Inc.
Surveying • Engineering • GPS
3925 Midlands Road, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 1

JCC-S-0001-2014



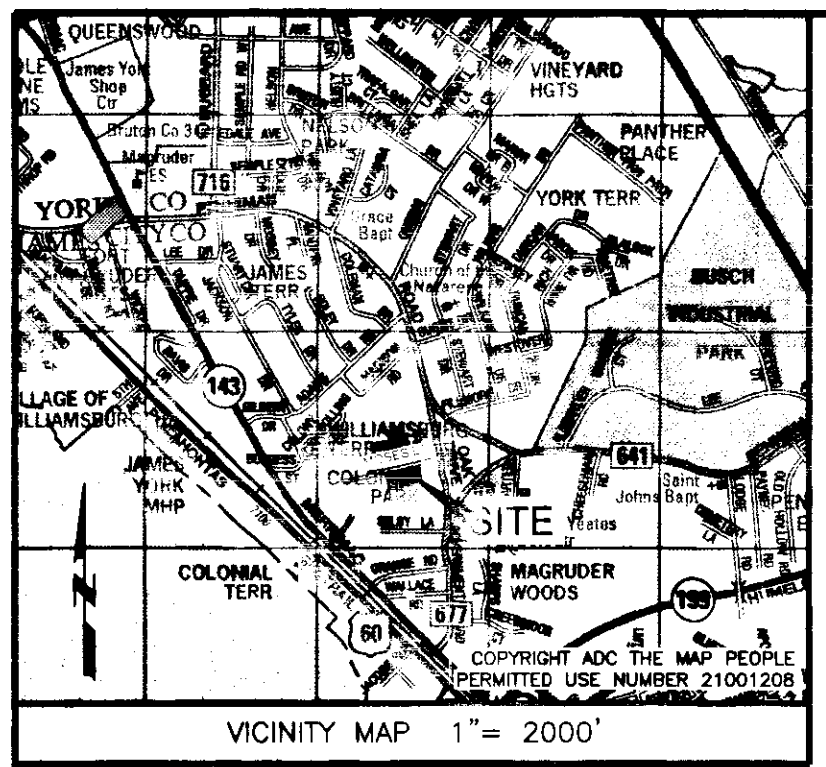
PROPERTY INFORMATION

PARCEL ID: PARCEL ID: 5020100006A
ZONING DISTRICT: R2
BUILDING SETBACK: (PER ZONING ORDINANCE)
FRONT = 25'
REAR = 35'
SIDE = 10'
EXISTING ADDRESS:
#1300 MOSES LANE
WILLIAMSBURG, VIRGINIA 23188

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0145C DATED SEPTEMBER 28, 2007.
7. THIS PROPERTY DOES NOT LIE WITHIN THE RPA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

10. 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.
11. 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 TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY 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.



OWNERS CERTIFICATE

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.
Alvене P. Conyers 4-15-14
ALVENE P. CONYERS DATE

CERTIFICATE OF NOTARIZATION (ALVENE P. CONYERS)

STATE OF VIRGINIA
CITY/COUNTY OF James City, I, William S. Felts, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 15 DAY OF APRIL, 2014.
MY COMMISSION EXPIRES 1/31/15
William S. Felts
NOTARY PUBLIC

REGISTRATION NO. 7389139

Beverly P. Hundley 4-15-14
BEVERLY PATTERSON HUNDLEY DATE

CERTIFICATE OF NOTARIZATION (BEVERLY PATTERSON HUNDLEY)

STATE OF VIRGINIA
CITY/COUNTY OF James City, I, William S. Felts, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 15 DAY OF APRIL, 2014.
MY COMMISSION EXPIRES 1/31/15
William S. Felts
NOTARY PUBLIC

REGISTRATION NO. 7389139

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION WAS ACQUIRED FROM ALICE CARY PATTERSON BY THAT CERTAIN DEED DATED NOVEMBER 17, 2009 AND IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INST. #090031213.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
4/23/14 *Chala Catlett*
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
4/28/14 *William S. Felts*
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

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.
04/14/2014 *William S. Felts*
DATE WILLIAM S. FELTS, L.S.

AREA TABULATION	
FORMER PARCEL ID: 3220100066	= 79,809 S.F. / 1.8322 AC.
NEW LOT 1	= 15,992 S.F. / 0.3671 AC.
NEW LOT 2	= 15,846 S.F. / 0.3638 AC.
NEW LOT 3	= 15,691 S.F. / 0.3602 AC.
NEW LOT 4	= 15,492 S.F. / 0.3555 AC.
NEW LOT 5	= 14,963 S.F. / 0.3435 AC.
R/W DEDICATION	= 1,825 S.F. / 0.0419 AC.
TOTAL AREA	= 79,809 S.F. / 1.8322 AC.

