

OWNERS, PROPRIETORS AND OR TRUSTEES.

OWNERS CERTIFICATE

STATE OF VIRGINIA

## **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.

PUBLIC

REG. #7389139

MY COMMISSION EXPIRES 01-31-15

- 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.

# SUBDIVISION OF LAND BELONGING TO

## ALVENE P. CONYERS & BEVERLY PATTERSON HUNDLEY

BEING PARCEL ID: 5020100006A

JAMES CITY COUNTY

ROBERTS DISTRICT

DATE: 04/14/2014 SCALE: 1"=50" JOB # 13-483

**VIRGINIA** 

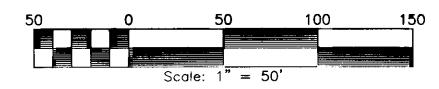


Surveying Engineering • GP8 3925 Midlands Road, Williamsburg, Virginia 23188 Phone: (757) 565-1677 Fax: (757) 565-0782

web: landtechresources.com

SHEET 1 OF 1

## JCC-S-0001-2014



#### PROPERTY INFORMATION

PARCEL ID: PARCEL ID: 5020100006A

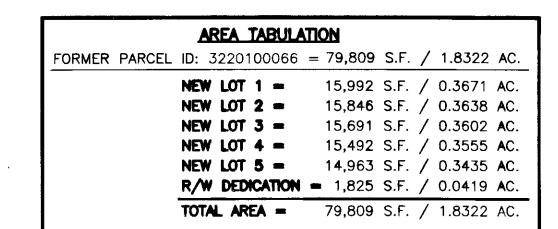
ZONING DISTRICT: R2

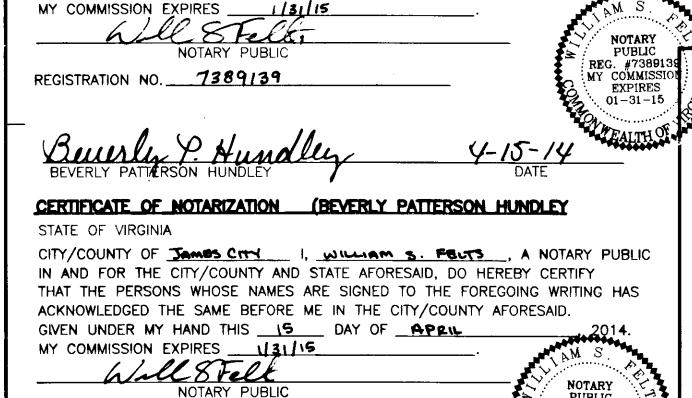
BUILDING SETBACK: (PER ZONING ORDINANCE)

FRONT = 25'REAR = 35

SIDE = 10'

**EXISTING ADDRESS:** 





THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH

CERTIFICATE OF NOTARIZATION (ALVENE P. CONYERS)

GIVEN UNDER MY HAND THIS \_\_\_\_ DAY OF \_\_ APRIL

FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED

CITY/COUNTY OF JAMES CITY I, WILLIAM S. FELTS , A NOTARY PUBLIC

THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS

IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY

ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION CHARGO THE NAME OF ALVENE P. CONYERS, & BEVERLY PATTERSON HUNDLEY 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

REGISTRATION NO. \_\_\_\_\_738913°

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

4/28/14

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 DATE

WILLIAM S. FELTS, L.S.

#1300 MOSES LANE WILLIAMSBURG, VIRGINIA 23188 STEPHEN E. CURTIS INST. #130019565 P.B. 10, PG. 15 PARCEL ID: 5020200007 -1.23' OVERLAP S 81'41'27" W 80.53 80.53 80.53 -2.57' OVERLAP JAMES C. PATTERSON, JR. & DELORES J. PATTERSON LOT 5 LOT 4 LOT 1 LOT 2 LOT 3 INSTR. #040028831 15.492 S.F. 14,963 S.F. 15,992 S.F. 15,691 S.F. 15,846 S.F. 🗄 DELORES J. PATTERSON 0.3555 AC. 0.3435 AC. 0.3671 AC. 0.3638 AC. 0.3602 AC. INSTR. #050009998 PARCEL "C-2" P.B. 47, PG. 25 PARCEL "A" PARCEL ID: 5020100006B P.B. 47, PG. 25 PARCEL ID: 5020100006 NEW -LOT-**HUNDLEY & PATTERSON** හැරු 209.60' INST. #110025781 PARCEL "C-1" 80.76 P.B. 47, PG. 25 P.B. 52, PG. 30 PARCEL ID: 4140100021 225'± TO IRS OAK DRIVE IRF RIGHT OF WAY PER -P.B. 52, PG. 30 CENTERLINE OF R/W AREA DEDICATED TO MOSES LANE JAMES CITY COUNTY (STATE ROUTE #748) FOR PUBLIC USE \_\_\_Large/Small Platfel Resorded EXISTING 4" WATERLINE (VARIABLE WIDTH R/W) 1,825 S.F. "PER JCSA PLANS Norwith as # 14000703 0.0419 AC. RIGHT OF WAY PER EXISTING 2" PVC SANITARY FORCE MAIN --P.B. 52, PG. 30 PER JCSA PLANS LEGEND STATE OF VIRGINIA. JAMES CITY COUNTY VIII. S. Felts WILLIAM S. FELTS PROPOSED GRINDER PUMP IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS \_\_\_\_\_\_\_, 2014 PROPOSED WATER METER **REFERENCES** THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW PROPOSED FORCE MAIN Lic. No. 3149 P.B. 47, PG. 25 DIRECTS AT \_ 3:15 PM SHUT OFF VALVE 04/14/2014 INSTRUMENT # 14 000 703 P.B. 52, PG. 30 BSL BUILDING SETBACK LINE IRF = IRON ROD FOUND strain it IRS = IRON ROD SET