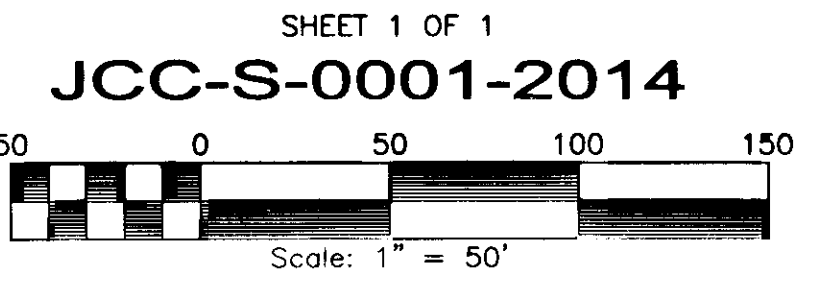


140007031

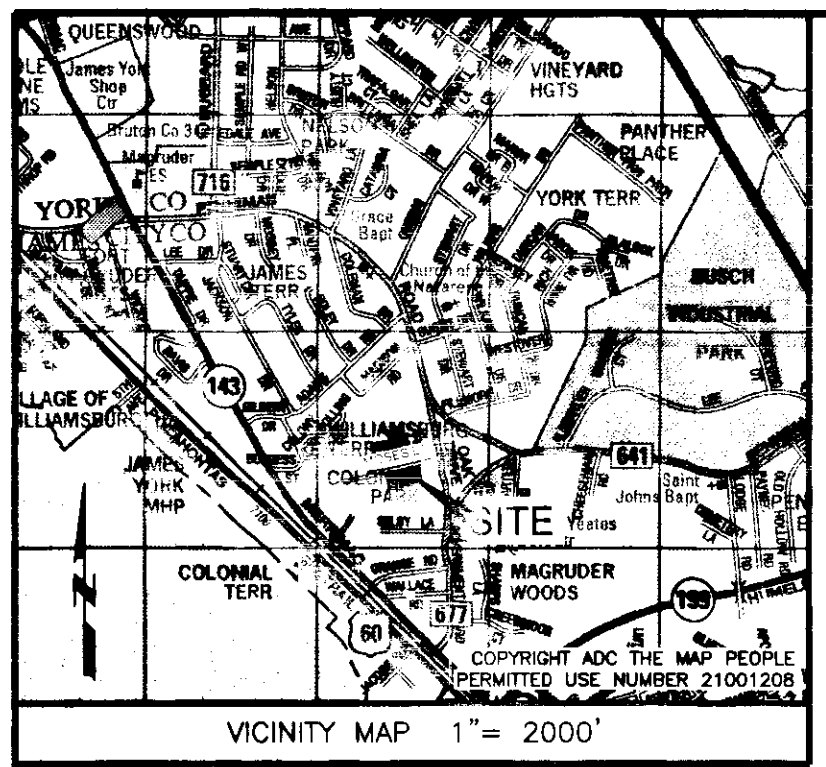
SUBDIVISION OF LAND BELONGING TO ALVENE P. CONYERS & BEVERLY PATTERSON HUNDLEY BEING PARCEL ID: 5020100006A

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



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

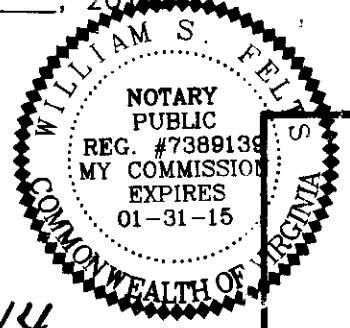
- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT. 2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT. 3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES. 4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER. 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. 6. PARCEL 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. 11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

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. Alvene 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 11/31/15

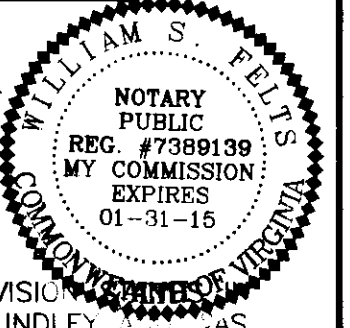


REGISTRATION NO. 7389139

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 11/31/15



REGISTRATION NO. 7389139

CERTIFICATE OF SOURCE OF TITLE

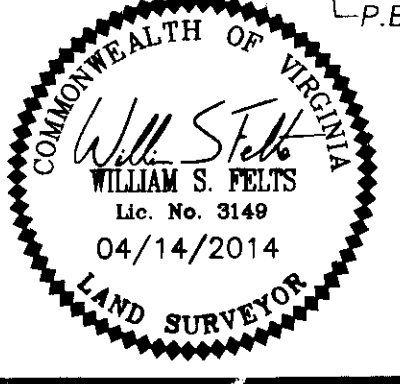
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION THE NAME OF ALVENE P. CONYERS, & BEVERLY PATTERSON HUNDLEY WAS ACQUIRED FROM ALICE CARY PATTERSON BY THAT CERTAIN DEED DATED NOVEMBER 17, 2009 AND IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INST.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

CERTIFICATE OF APPROVAL

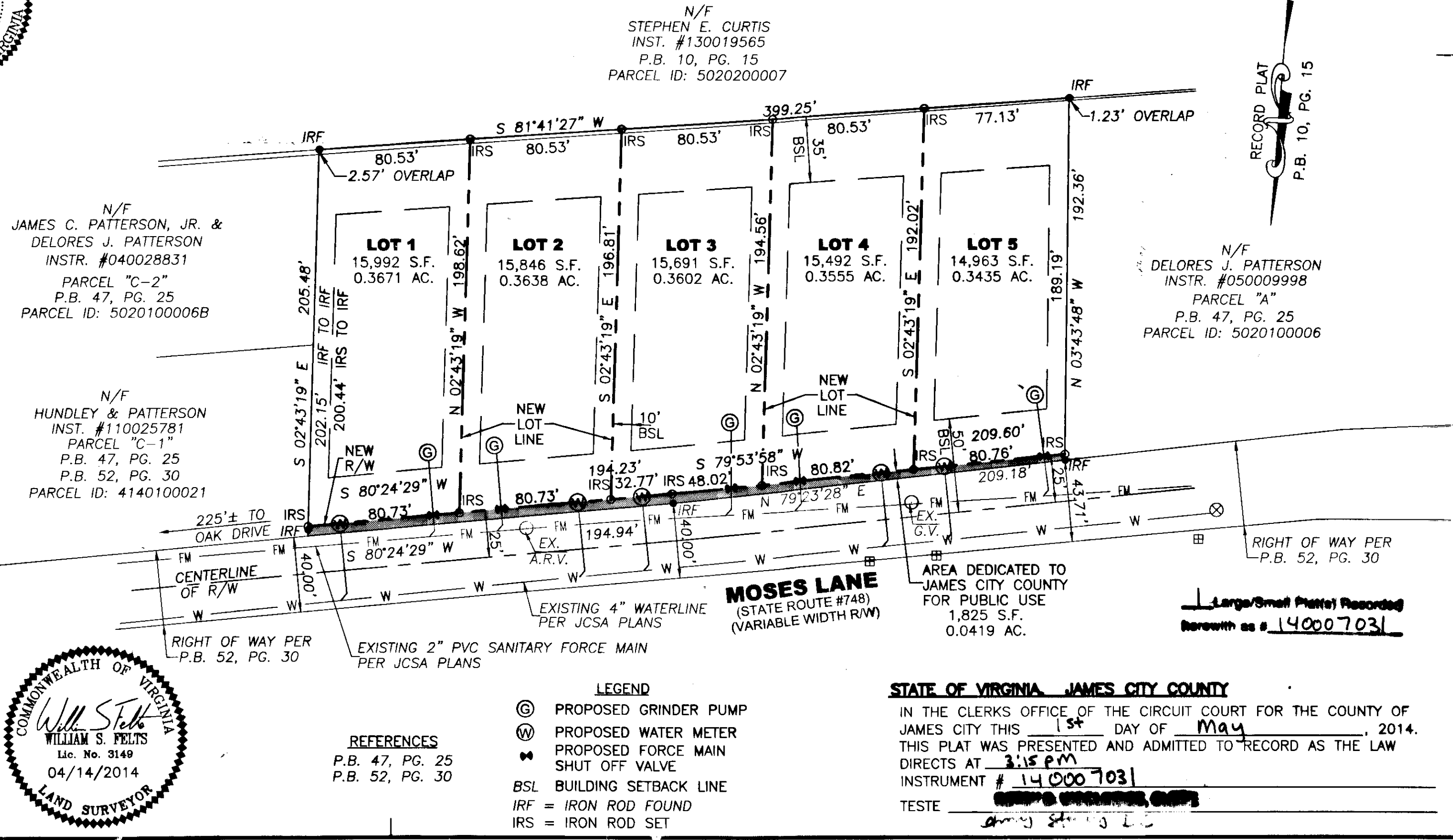
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. 4/23/14 Virginia Department of Transportation 4/28/14 Subdivision Agent of James City County

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 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.



- LEGEND (C) PROPOSED GRINDER PUMP (W) PROPOSED WATER METER (M) PROPOSED FORCE MAIN SHUT OFF VALVE BSL BUILDING SETBACK LINE IRF = IRON ROD FOUND IRS = IRON ROD SET

REFERENCES P.B. 47, PG. 25 P.B. 52, PG. 30

Large/Small Plates Recorded herewith as # 140007031

STATE OF VIRGINIA JAMES CITY COUNTY IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 15th DAY OF May, 2014. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3:15 PM INSTRUMENT # 140007031