

140019238

**OWNERS CERTIFICATE**

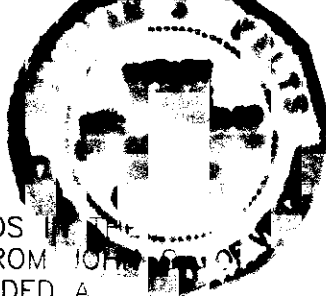
THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*W.S. Felts* 11-15-2014  
 SIGNATURE DATE  
 Ralph E. B. Duggs Manager  
 NAME PRINTED TITLE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF JAMES CITY, WILLIAMS FELTS, 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 HAND THIS 13 DAY OF NOVEMBER, 2014.  
 MY COMMISSION EXPIRES 1/28/14

*W.S. Felts*  
 NOTARY PUBLIC



**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF CHILHAM CONSTRUCTION, L.L.C. AND WAS ACQUIRED FROM JOHN & WENDY A. AILOR BY DEED DATED JULY 31, 2014 AND RECORDED A INSTR. #140012907 IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

**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.

10/16/2014 DATE  
*W.S. Felts*  
 WILLIAM S. FELTS, L.S. #3149

**CERTIFICATE OF APPROVAL**

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

11/17/14 DATE  
*Charles Catlett Jr.*  
 VIRGINIA DEPARTMENT OF TRANSPORTATION  
 11/17/14 DATE  
*Paul H. Adams*  
 SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA - JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 20<sup>th</sup> DAY OF November, 2014. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:24 P.M.

INSTRUMENT # 140019238  
 TESTE *Army S. ...* CLERK

Large Format Plat(s) Recorded herewith as # 140019238

**EASEMENT CURVE TABLE**

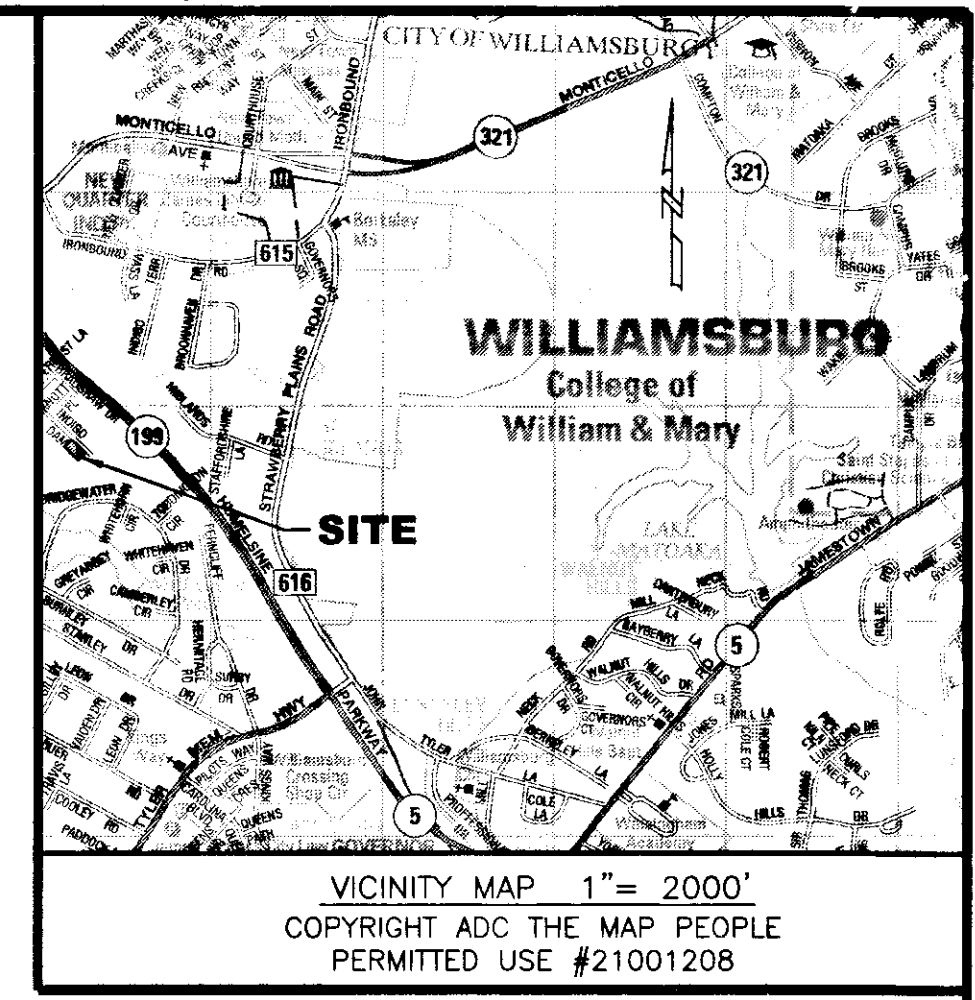
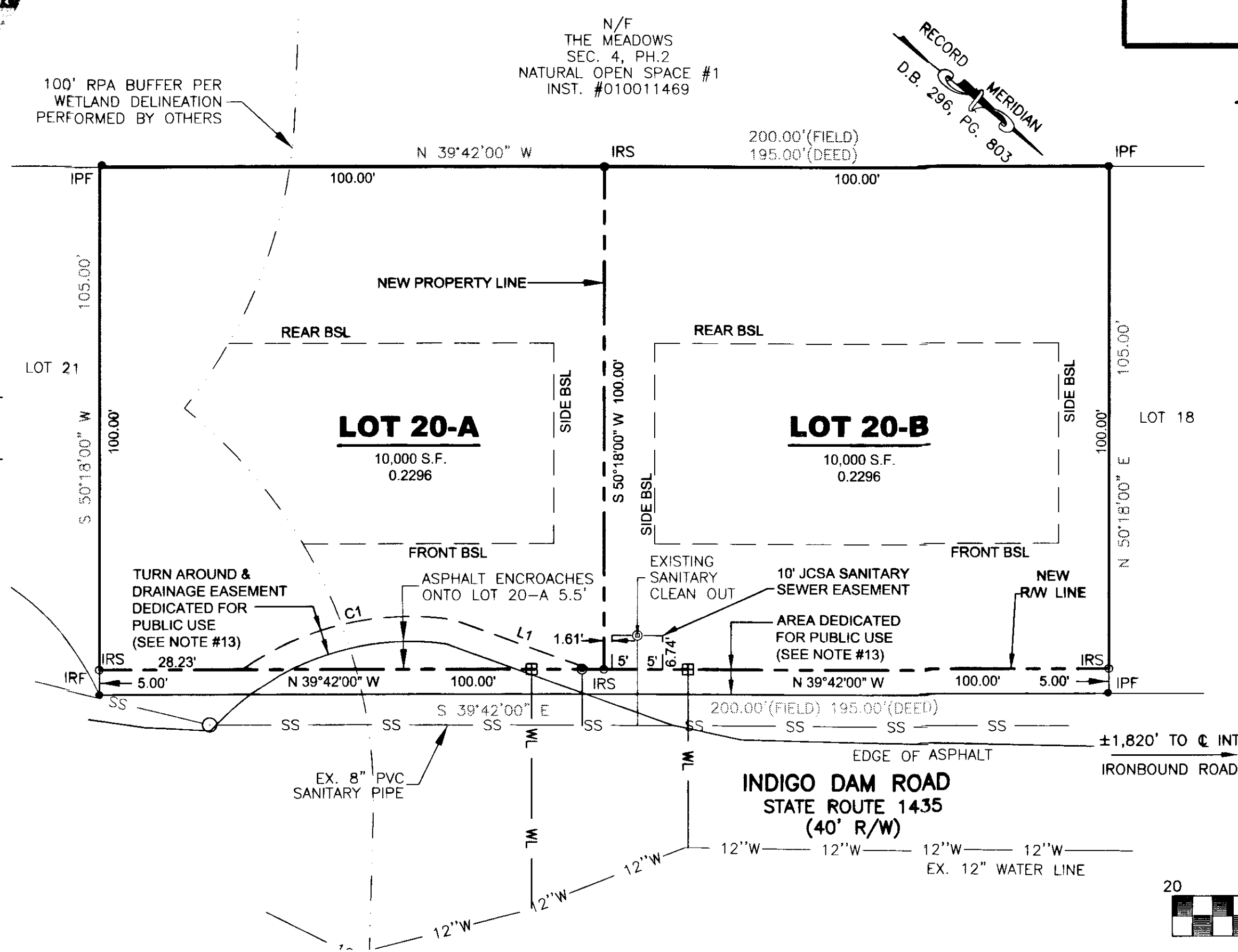
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	57.59'	43.86'	42.81'	N 53°05'26" W	43°38'21"

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 19°49'21" W	29.16'

**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN D.B. 296, PGS. 803-804.
2. PROPERTY LINES SHOWN ARE BASED ON PLATS OF RECORD AND MONUMENTS FOUND.
3. THIS FIRM MADE NO INSPECTION OF PROPERTY FOR POTENTIAL HAZARDOUS WASTE.
4. RPA SHOWN IS BASED ON FIELD LOCATED WETLANDS DELINEATED BY ROTH ENVIRONMENTAL.
5. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
6. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
7. PROPOSED LOTS SHALL BE SERVED BY PUBLIC WATER & SEWER.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. 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.
11. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
12. LOTS LIE IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0140C, DATED SEPTEMBER 28, 2007.
13. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE PUBLIC USE EASEMENT.



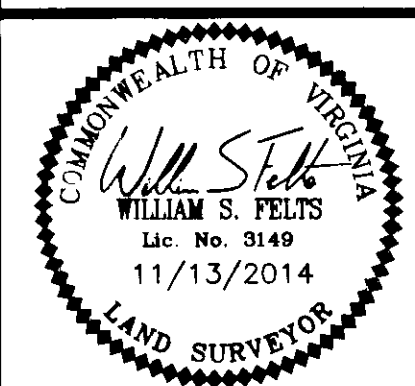
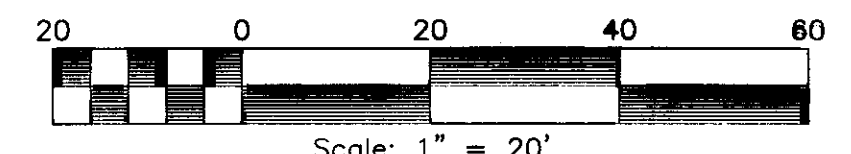
**PROPERTY INFORMATION**

PARCEL ID: 3841000020  
 EXISTING AREA: 21,000 S.F./0.4821 AC.  
 NEW LOT 20-A: 10,000 S.F./0.2296 AC.  
 NEW LOT 20-B: 10,000 S.F./0.2296 AC.  
 R/W DEDICATION: 1,000 S.F./0.0230 AC.  
 TOTAL NEW AREA: 21,000 S.F./0.4821 AC.  
 ZONING DISTRICT: R2 GENERAL RESIDENTIAL  
**BUILDING SETBACK (SBL)**  
 FRONT = 50' FROM @ R/W  
 REAR = 35'  
 SIDE = 10'  
**EXISTING ADDRESS:**  
 153 INDIGO DAM ROAD  
 JAMES CITY COUNTY, VA

**LEGEND**

- SANITARY MANHOLE
- ⊙ EX. SEWER CLEANOUT
- ⊙ PROPOSED SEWER CLEANOUT
- ⊙ PROPOSED WATER METER
- PROPOSED SEWER LATERAL/CONNECTION
- PROPOSED WATER LATERAL/CONNECTION
- IRF ● IRON ROD FOUND
- IPF ● IRON PIPE FOUND
- IRS ○ IRON ROD SET

JCC PLAN NO. S-0051-2014



DATE: 11/13/2014  
 DRAWN BY: SG  
 PROJECT No. 14-342  
 CAD FILE: 14-342 SUBDIVISION PLAT.dwg  
 REFERENCES:  
 D.B. 296, PGS. 803-804

SUBDIVISION PLAT OF  
 PROPERTY STANDING IN THE NAME OF  
 CHILHAM CONSTRUCTION, L.L.C.  
 BEING PARCEL ID: 3841000020  
 BERKELEY MAGISTERIAL DISTRICT, JAMES CITY COUNTY, VIRGINIA  
 SHEET 1 OF 1

NO.	DATE	COMMENTS/REVISIONS

**LRI LANDTECH RESOURCES, INC.**  
 ENGINEERING • SURVEYING • GPS  
 3925 Midlands Road Williamsburg, VA 23188  
 Ph: (757) 565-1677 Fax: (757) 565-0782  
 web: landtechresources.com