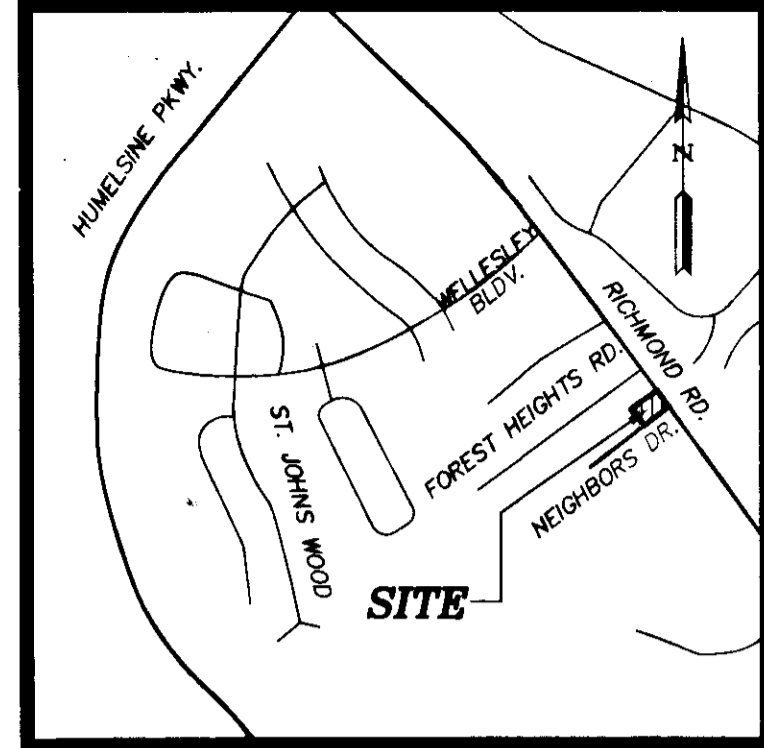
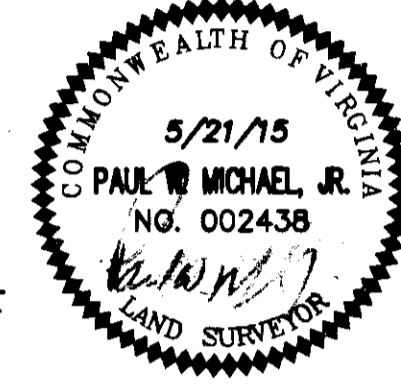
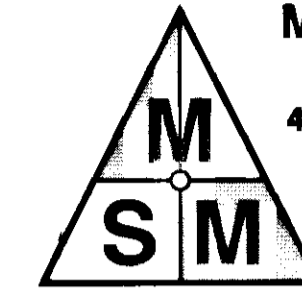


166000001

PLAT OF SUBDIVISION OF LOTS 88, 89A, 89 & 16

POWHATAN DISTRICT JAMES CITY COUNTY, VIRGINIA DATE: MAY 21, 2015 SCALE: NTS PROJECT NUMBER: 13-070 SHEET 1 OF 2

MICHAEL SURVEYING & MAPPING, P.C. 41 OLD OYSTER POINT ROAD SUITE B NEWPORT NEWS, VA. 23602 TEL 757.873.1762 FAX 757.873.1772



VICINITY MAP SCALE: NTS

FLOOD NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X & A AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA, MAP NUMBER 51095C0130C, DATED SEPTEMBER 28, 2007.

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN JAMES CITY COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY SURVEY CLOSURE OF NOT LESS THAN 1'/20,000'.

CERTIFICATION OF SOURCE OF TITLE: LOT 88 - #104 NEIGHBORS DRIVE, JCC PARCEL 3220100088 THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF DENNIS J. BRABHAM, III AND CHRISTINA BRABHAM AND WAS ACQUIRED FROM SEASONS TRACE DEVELOPMENT, INC., BY DEED OF CORRECTION DATED 6-11-15 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT #166000001.

CERTIFICATION OF SOURCE OF TITLE: LOT 89 & 89A - #5981 RICHMOND ROAD, JCC PARCEL 3220100089 THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF DAVID L. HERTZLER, AND WAS ACQUIRED FROM SEASONS TRACE DEVELOPMENT, INC. BY DEED OF CORRECTION DATED 6-11-15 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT #166000002.

CERTIFICATION OF SOURCE OF TITLE: LOT 16 - #100 NEIGHBORS DR., RICHMOND ROAD, JCC PARCEL 3220100088 THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF DAVID L. HERTZLER, TRUSTEE, AND WAS ACQUIRED FROM DAVID L. HERTZLER BY DEED DATED OCTOBER 31, 2014 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT #150018196.

CERTIFICATION OF SOURCE OF TITLE: #6001 RICHMOND RD. JCC PARCEL 3220100085 THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF COUNTY OF JAMES CITY, VIRGINIA, AND WAS ACQUIRED FROM EJK PROPERTIES, LLC, BY DEED DATED NOVEMBER 22, 2010, AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT #100025393.

PAUL W. MICHAEL, JR.

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

BY: [Signature] 9-10-15 DENNIS J. BRABHAM, III DATE

BY: [Signature] 9-10-15 CHRISTINA BRABHAM DATE

NOTARY PUBLIC

STATE OF Virginia, CITY/COUNTY OF James City THE FOREGOING WRITING AS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF September 2015 BY THE PERSON(S) WHOSE NAMES ARE SIGNED ABOVE.

[Signature] NOTARY PUBLIC: [Seal]

MY COMMISSION EXPIRES July 31, 2016 REGISTRATION NO.: 150701

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE. (DEED OF TRUST INSTR. #140016280)

BY: [Signature] 10-20-15 TRUSTEE DATE

Wm. Adam White Teutsee 10-20-15 PRINTED NAME AND TITLE DATE

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

BY: [Signature] 1-24-15 DAVID L. HERTZLER DATE

NOTARY PUBLIC

STATE OF VIRGINIA, CITY/COUNTY OF WILLIAMSBURG THE FOREGOING WRITING AS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF SEPTEMBER 2015 BY THE PERSON(S) WHOSE NAMES ARE SIGNED ABOVE.

[Signature] NOTARY PUBLIC: [Seal]

MY COMMISSION EXPIRES 11-20-15 REGISTRATION NO.: 150843

NOTARY PUBLIC

STATE OF Virginia, CITY/COUNTY OF Virginia Beach THE FOREGOING WRITING AS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF October 2015 BY THE PERSON(S) WHOSE NAMES ARE SIGNED ABOVE.

[Signature] NOTARY PUBLIC: [Seal]

MY COMMISSION EXPIRES 8-31-16 REGISTRATION NO.: 191819

GENERAL NOTES:

- 1. PROPERTY IS ZONED MU - MIXED USE WITH PROFFERS. FOR PROFFERS AND MASTER PLAN REQUIREMENTS, REFER TO JCC CASE NO. Z-0001-2011, APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 13, 2011.
2. LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
3. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
4. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION CODE.
5. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
6. THIS PLAT REPRESENTS AN ACTUAL FIELD BOUNDARY SURVEY. PROPERTY LINES AS SHOWN ARE BASED ON RECORD INFORMATION AND FIELD FOUND MONUMENTATION. THERE MAY BE OTHER EASEMENTS, COVENANTS AND/OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES.
7. HORIZONTAL COORDINATE INFORMATION IS BASED OFF OF GPS SURVEY AND SITE CALIBRATION OF JAMES CITY COUNTY GEODETIC CONTROL MONUMENTS [NAD83(1986)] MONUMENT NUMBERS 307, 310 & 324. MAXIMUM HORIZONTAL RESIDUAL OF CALIBRATION IS 0.009'.
8. A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.

CERTIFICATE OF APPROVAL

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

[Signature] 12/28/15 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

[Signature] 12/21/15 VDOT DATE

STATE OF VIRGINIA

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY, THIS 4 DAY OF January, 2016 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:56 AM/PM INSTRUMENT # 160000001

TESTE: [Signature] REBECCA CAUSEMENT, DEP. CLERK

MONA A. FOLEY, CLERK