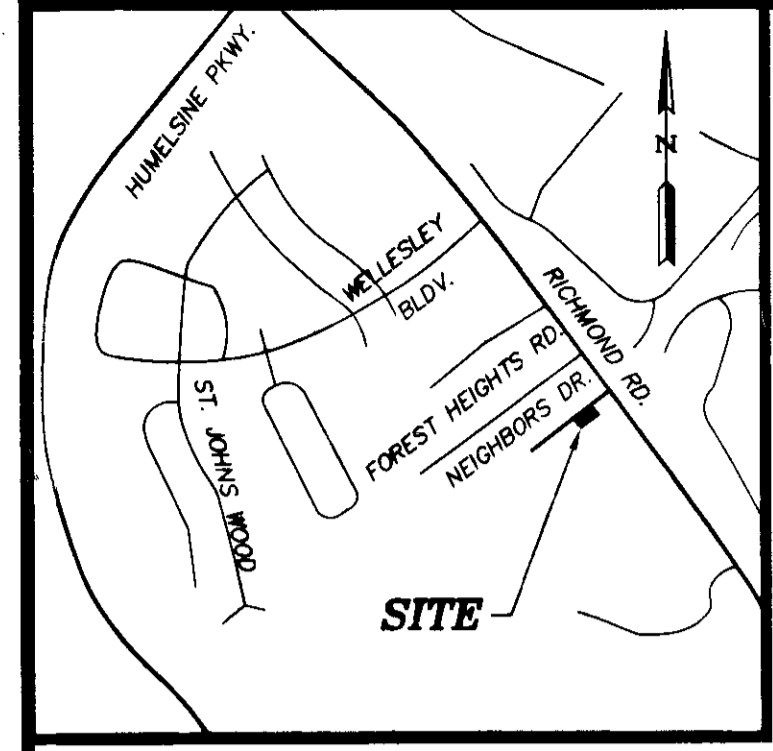
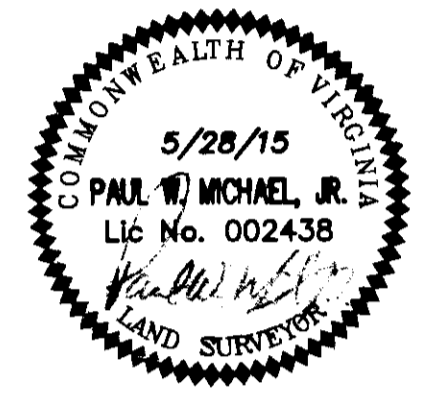


160000072

PLAT OF SUBDIVISION OF  
LOT 10  
PROPERTY OF  
FERNANDO & IRENE E. CLEMENTE  
POWHATAN DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: MAY 28, 2015 SCALE: 1"=40'  
PROJECT NUMBER: 13-070

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



VICINITY MAP  
SCALE: NTS

**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] 12/18/15  
FOR AND ON BEHALF OF DATE  
JAMES CITY COUNTY

Bryan J. Hill County Administrator  
PRINTED NAME AND TITLE DATE

State of Virginia, County of James City  
The foregoing writing was acknowledged before me this 18<sup>th</sup> day of  
DECEMBER 2015, by Bryan J. Hill, County Administrator.  
[Signature]  
My Commission Expires: June 30 2019  
Registration No.: 7504723

**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.

**OWNER'S CONSENT AND DEDICATION**

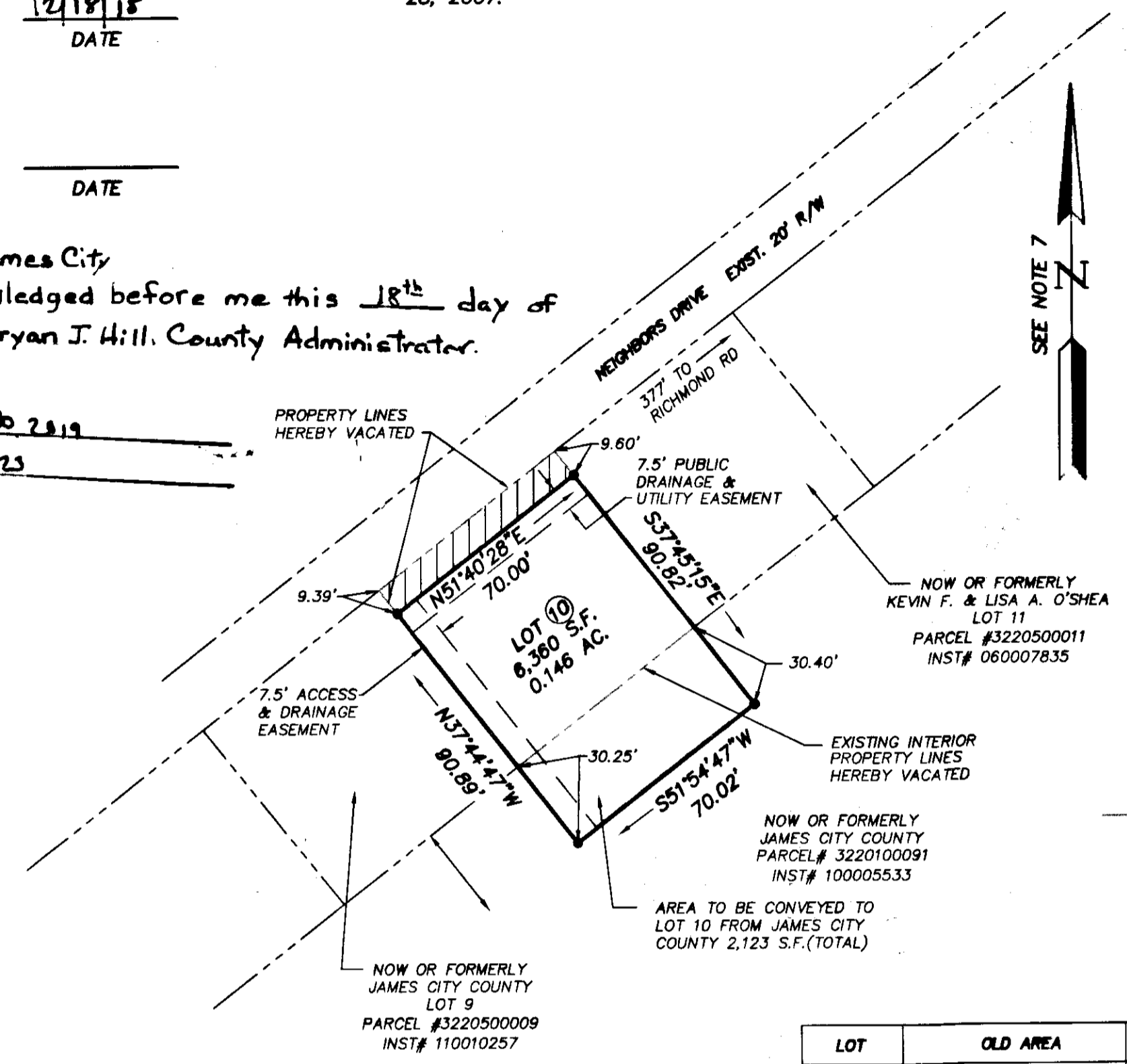
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE  
CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE  
UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF  
ANY.

BY: [Signature] 10/12/15  
FERNANDO CLEMENTE DATE

BY: [Signature] 10/12/15  
IRENE E. CLEMENTE DATE

**NOTARY PUBLIC**

STATE OF New York, CITY/COUNTY OF Roseton  
THE FOREGOING WRITING AS ACKNOWLEDGED BEFORE ME THIS 17<sup>th</sup>  
DAY OF October 20 15 BY THE PERSON(S) WHOSE NAMES ARE  
SIGNED ABOVE.  
[Signature]  
NOTARY PUBLIC:  
MY COMMISSION EXPIRES 03/16/2019 REGISTRATION NO.: 02CL6160736



**LEGEND**

- (IRON ROD SET)
- IPF (IRON PIPE FOUND)
- IRF (IRON ROD FOUND)
- CMF (CONC MON FOUND)
- DENOTES PROPERTY LINE TO BE VACATED (TYPICAL)
- DENOTES PROPOSED RIGHT OF WAY HEREBY DEDICATED TO PUBLIC USE 665 S.F. - 0.015 AC.

**AREA TABLE**

LOT	OLD AREA	R/W DEDICATION	PROPERTY EXCHANGE	NEW AREA
LOT 10	4,902 S.F. - 0.112 AC	665 S.F. - 0.015 AC	2,123 S.F. - 0.049 AC	6,380 S.F. - 0.146 AC

**GENERAL NOTES:**

- 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.
- LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION CODE.
- WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS IF SHOWN SHALL REMAIN IN A NATURAL UNDISTURBED STATE FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
- 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.
- HORIZONTAL BEARING 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'.
- A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
- WETLANDS LIMITS IF SHOWN ARE BASED ON AN ENVIRONMENTAL STUDY PREFORMED BY KERR ENVIRONMENTAL SERVICES CORPORATION, DATED JANUARY 25, 2011, PROVIDED BY URS AND HAS NOT BEEN FIELD VERIFIED.

**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. @ 2:29 AM/PM  
INSTRUMENT # 160000072

TESTE: [Signature] Dep. Clerk  
MONA A. FOLEY, CLERK

[Signature]  
PAUL W. MICHAEL, JR. DATE