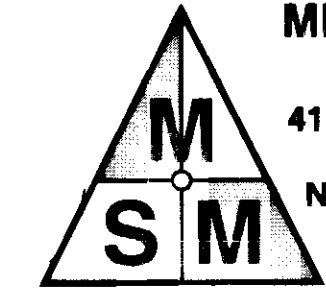
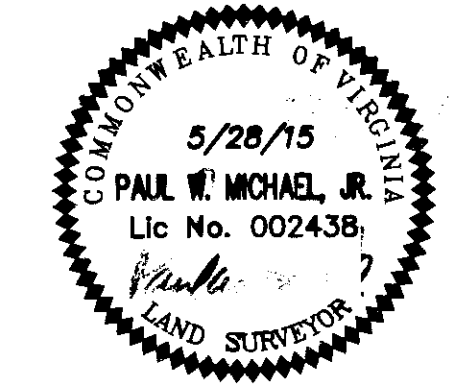


160000078

PLAT OF SUBDIVISION OF  
**LOT B**  
PROPERTY OF  
CHARLENE FAY WALLACE  
POWHATAN DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: MAY 28, 2015 SCALE: 1"=40'  
PROJECT NUMBER: 13-070

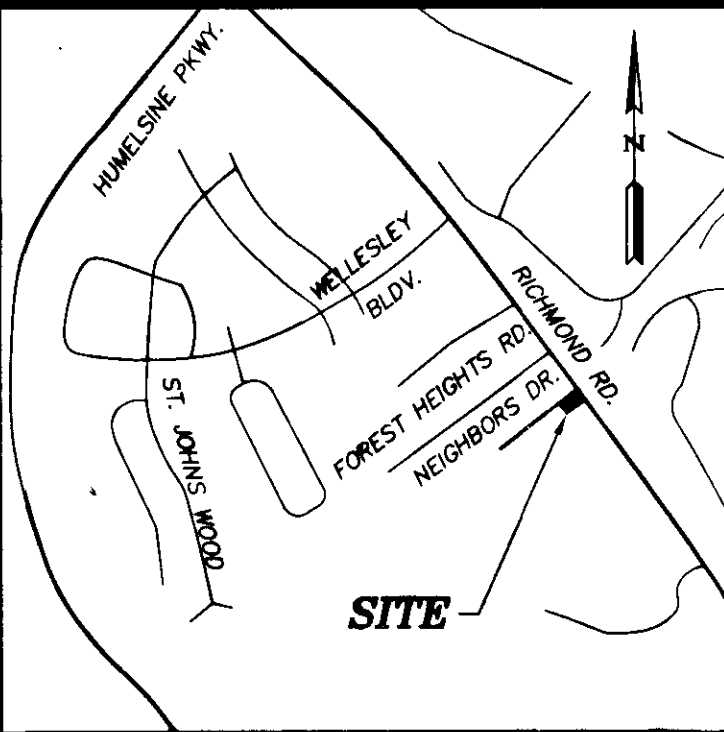


**MICHAEL SURVEYING & MAPPING, P.C.**  
41 OLD OYSTER POINT ROAD  
SUITE B  
NEWPORT NEWS, VA. 23602  
TEL 757.873.1762  
FAX 757.873.1772



**LEGEND**

- (IRON ROD SET)
- IFF (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 1,777 S.F. - 0.040 AC



**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: Charlene Fay Wallace 7/29/15  
CHARLENE FAY WALLACE DATE

**NOTARY PUBLIC**

STATE OF Virginia, CITY/COUNTY OF James City  
THE FOREGOING WRITING AS ACKNOWLEDGED BEFORE ME THIS 25<sup>th</sup> DAY OF July 20 15 BY THE PERSON(S) WHOSE NAMES ARE SIGNED ABOVE.

Maura Otay Paine  
NOTARY PUBLIC:

MY COMMISSION EXPIRES 7-31-16 REGISTRATION NO.: 150701

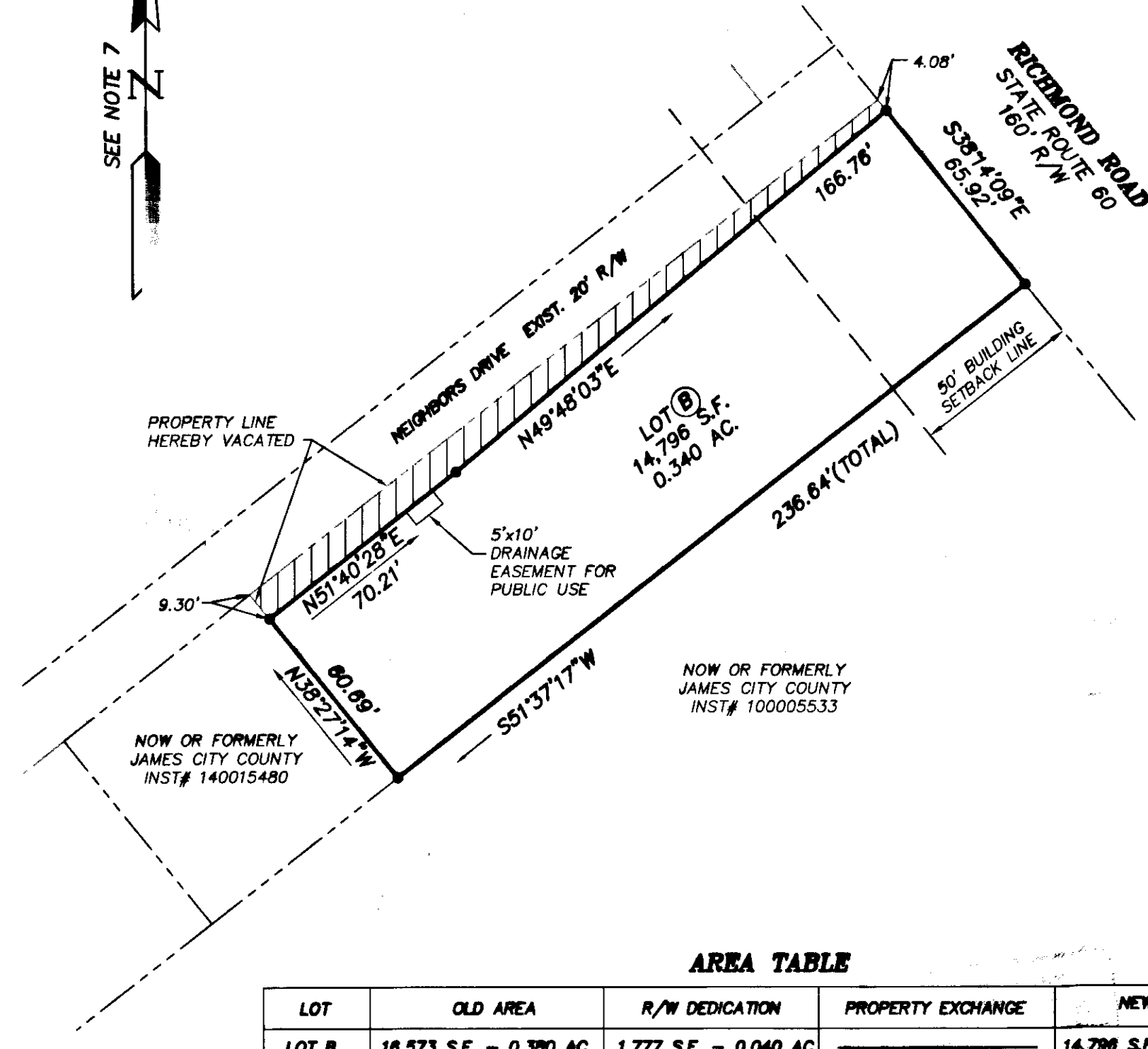
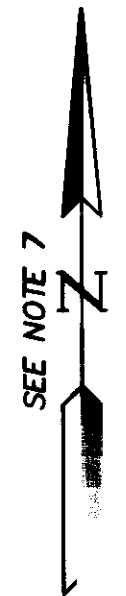
**SURVEYOR'S CERTIFICATE**

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: #101 NEIGHBORS DRIVE, JCC PARCEL NO. 3220100090

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF CHARLENE FAY WALLACE, AND WAS ACQUIRED FROM CHARLENE FAY WALLACE, LEVI WALLACE, JR. DUERANT WALLACE AND ALMA K. ROGERS, BY DEED DATED, AUGUST 27, 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 #140015819.

Paul W. Michael, Jr. 5/28/15  
PAUL W. MICHAEL, JR. DATE



**AREA TABLE**

LOT	OLD AREA	R/W DEDICATION	PROPERTY EXCHANGE	NEW AREA
LOT B	18,573 S.F. - 0.380 AC	1,777 S.F. - 0.040 AC		14,796 S.F. - 0.340 AC

**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 IF SHOWN 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 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'.
8. A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
9. WETLANDS LIMITS ARE BASED ON AN ENVIRONMENTAL STUDY PERFORMED BY KERR ENVIRONMENTAL SERVICES CORPORATION, DATED JANUARY 25, 2011, PROVIDED BY URS AND HAS NOT BEEN FIELD VERIFIED.

1 Large/Small Plat(s) Recorded  
herewith as # 160000078

**CERTIFICATE OF APPROVAL**

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

Paul W. Michael, Jr. 12/28/15  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE  
Paul W. Michael, Jr. 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. @ 3:12 AM/PM

INSTRUMENT # 160000078

TESTE: Rebecca Coleman, Dep. Clerk

MONA A. FOLEY, CLERK