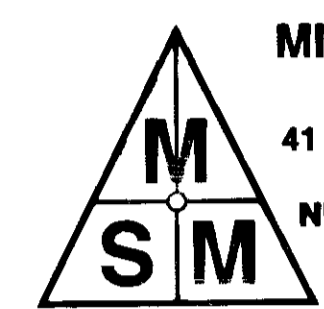


160000079

PLAT OF SUBDIVISION
SHOWING
LOTS 1, 8, 9, 12,
13, 14 &
NATURAL OPEN SPACE

JAMES CITY COUNTY, VIRGINIA
DATE: OCTOBER 30, 2015 SCALE: N/A
SHEET 1 OF 3
PROJECT NUMBER: 13-070
REVISED: DECEMBER 10, 2015



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

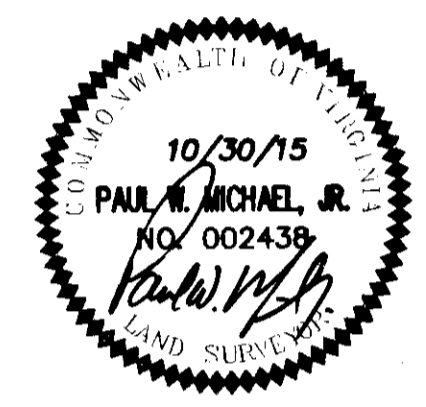


TABLE OF CONTENTS

- SHEET 1 - COVER
- SHEET 2 - PLAT SHEET
- SHEET 3 - PLAT SHEET

LEGEND

- (IRON ROD SET)
- IPF (IRON PIPE FOUND)
- IRF (IRON ROD FOUND)
- CMF (CONC MON FOUND)
- ▨ DENOTES PROPOSED RIGHT OF WAY HEREBY DEDICATED TO PUBLIC USE 6.034 S.F. - 0.136 AC.

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

[Signature] 12/21/15
VDOT DATE

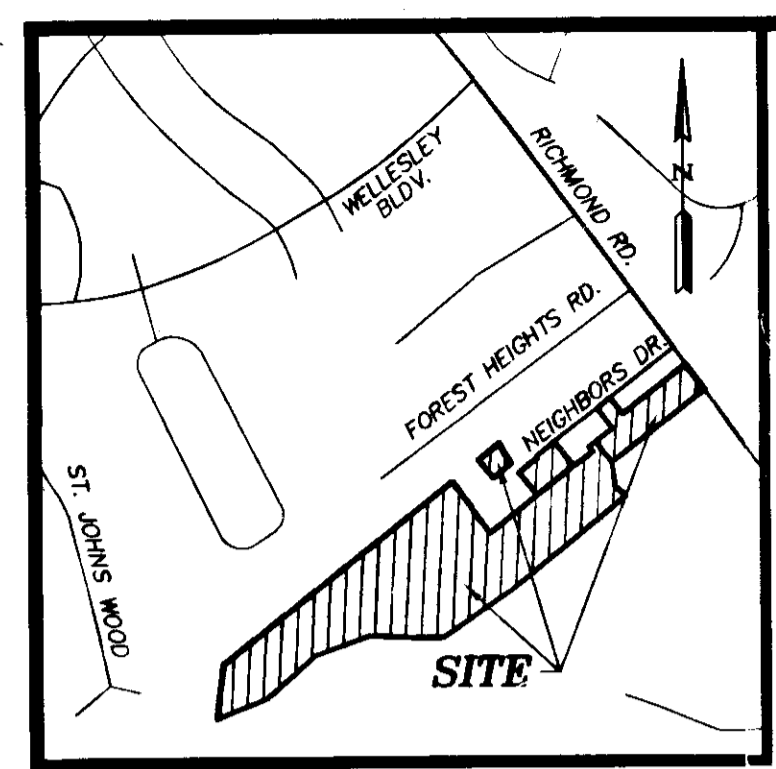
3 Large/Small Plat(s) Recorded
herewith as #160000079

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. 3:21 PM

INSTRUMENT # 160000079

TESTE: Rebecca Casman, Dep. Clerk
MONA A. FOLEY, CLERK



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 14 & REMAINDER OF #5951 RICHMOND ROAD, PORTION OF NATURAL OPEN SPACE, JCC PARCEL 3220100091.
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 TORSION, INC., BY DEED DATED, FEBRUARY 28, 2010 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #100005533.

CERTIFICATION OF SOURCE OF TITLE: LOTS 8 & 9 JCC PARCEL ID'S 322050008 AND 322050009.
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 ROBERT JAMES AND GLADINE JAMES, BY DEED DATED, APRIL 21, 2011 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #110010257, AND FROM TORSION, INC., BY DEED DATED, FEBRUARY 28, 2010 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #100005533.

CERTIFICATION OF SOURCE OF TITLE: LOTS 12 & 13, JCC PARCEL ID'S 3220500012
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF JAMES CITY COUNTY, VIRGINIA AND WAS ACQUIRED FROM ALMA K. ROGERS A/K/A, ELMA K. ROGERS, BY DEED DATED AUGUST 7, 2014 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #140015480, AND FROM TORSION, INC., BY DEED DATED, FEBRUARY 28, 2010 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #100005533.

CERTIFICATION OF SOURCE OF TITLE: LOT 1, JCC PARCEL ID 3220500001
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF JAMES CITY COUNTY, VIRGINIA AND WAS ACQUIRED FROM J. EVERETT JOHNSON, BY DEED DATED MARCH 2, 2010 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #100004286.

CERTIFICATION OF SOURCE OF TITLE: FORMERLY LOT 2, JCC PARCEL ID 3220500002
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF JAMES CITY COUNTY, VIRGINIA AND WAS ACQUIRED FROM JEFFREY M. BEATTIE & JULIE M. BEATTIE, BY DEED DATED FEBRUARY 28, 2011 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #110005585.

CERTIFICATION OF SOURCE OF TITLE: LOT A-3, THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF JAMES CITY COUNTY, VIRGINIA AND WAS ACQUIRED FROM MARTHA LEE MAURICE SMITH, BY DEED DATED JUNE 10, 2015 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #150011723.

CERTIFICATION OF SOURCE OF TITLE: FORMERLY PARCEL C AND NATURAL OPEN SPACE, JCC PARCEL 3220100116
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF JAMES CITY COUNTY, VIRGINIA AND WAS ACQUIRED FROM LEV WALLACE, JR. AND LEV Z. WALLACE, III, BY DEED DATED DECEMBER 27, 2012 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #120026513.

Paul W. Michael, Jr. 10/30/15
PAUL W. MICHAEL, JR. DATE

OWNER'S CONSENT AND DEDICATION

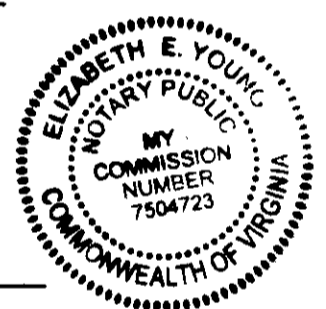
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

BY: [Signature] 12/15/15
FOR AND ON BEHALF OF JAMES CITY COUNTY DATE

NOTARY PUBLIC

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY
THE FOREGOING WRITING AS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF DECEMBER, 2015 BY THE PERSON(S) WHOSE NAMES ARE SIGNED ABOVE.

Elizabeth E. Young
NOTARY PUBLIC:
ELIZABETH E. YOUNG



MY COMMISSION EXPIRES June 30, 2019 REGISTRATION NO.: 7504723

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 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 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.
- EASEMENTS NOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT FROM ANY CAUSE.
- VDOT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STORM WATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF STATE MAINTENANCE RIGHT OF WAY LIMITS AND SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES, AND LIABILITIES AS A RESULT OF SUCH