

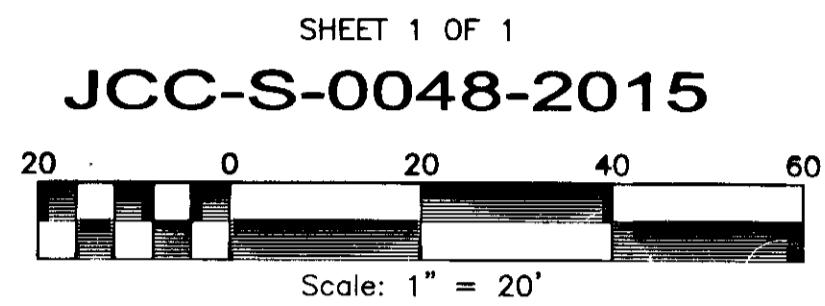
VICINITY MAP 1" = 2000'  
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PERMITTED USE #21001208

**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. PROPERTY LINES SHOWN ARE BASED ON DEEDS & PLATS OF RECORD AND MONUMENTS FOUND.
3. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
4. THIS PROPERTY DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA (RPA).
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 #51095C0138D, DATED DECEMBER 16, 2015.
13. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.

SUBDIVISION OF LAND BELONGING TO  
**LOUISE C. BRIGHT**  
BEING MAP #3841000016  
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 01/04/2016 SCALE: 1"=20" JOB # 15-623

**LandTech Resources, Inc.**  
Surveying - Engineering - GPS  
3925 Midlands Road, Williamsburg, Virginia 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com



**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.

*Louise C. Bright* Jan 5, 2016  
LOUISE C. BRIGHT DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF JAMES CITY I, LINDA F. VERGAKIS, 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 5<sup>th</sup> DAY OF JANUARY, 2016. MY COMMISSION EXPIRES AUGUST 31, 2018.

*Linda F. Vergakis*  
NOTARY PUBLIC

**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF JOHN BRIGHT, II (DECEASED) & LOUISE C. BRIGHT AND WAS ACQUIRED FROM JAMES R. & PATRICIA H. HUGULEY BY DEED DATED JUNE 8, 2006 AND RECORDED AS INSTR. #060015645 IN THE CLERK'S 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.

01/04/2016  
DATE *Peter Farrell*  
PETER FARRELL, L.S. #2036

**CERTIFICATE OF APPROVAL**

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

1/6/16  
DATE *[Signature]*  
VIRGINIA DEPARTMENT OF TRANSPORTATION

1/13/16  
DATE *[Signature]*  
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 30 DAY OF JANUARY, 2016. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:27 am INSTRUMENT # 160000997

TESTE *[Signature]* MONA A. FOLEY, CLERK by *[Signature]* Rebecca Callaway, Dep. Clerk

**LEGEND**

- UTILITY POLE
- OH— OVERHEAD UTILITY
- PROPOSED SEWER CLEANOUT
- ⊞ PROPOSED WATER METER
- SS— PROPOSED SEWER LATERAL/CONNECTION
- WL— PROPOSED WATER LATERAL/CONNECTION
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS IRON ROD SET

RECORD MERIDIAN  
INST. #060015645

**AREA TABULATION**

EXISTING AREA: 21,000 S.F./0.4821 AC.  
NEW LOT 16-A: 10,000 S.F./0.2296 AC.  
NEW LOT 16-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.

**PROPERTY INFORMATION**

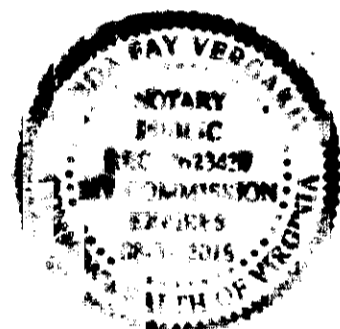
PARCEL ID: 3841000016  
ZONING DISTRICT: R2 GENERAL RESIDENTIAL

**BUILDING SETBACK (SBL)**

FRONT = 50' FROM C R/W  
REAR = 35'  
SIDE = 10'

**EXISTING ADDRESS:**

135 INDIGO DAM ROAD  
JAMES CITY COUNTY, VA



N/F FLEISCHMANN  
INST. #110013286  
MAP #3841000018

N/F DESANTIS  
INST. #130025589  
MAP #3842000013  
P.B. 67, PG. 31-32

N/F REED  
INST. #020021512  
MAP #3842000012  
P.B. 67, PG. 31-32

N/F LASSITER  
INST. #140005568  
MAP #3841000014

