

16001190

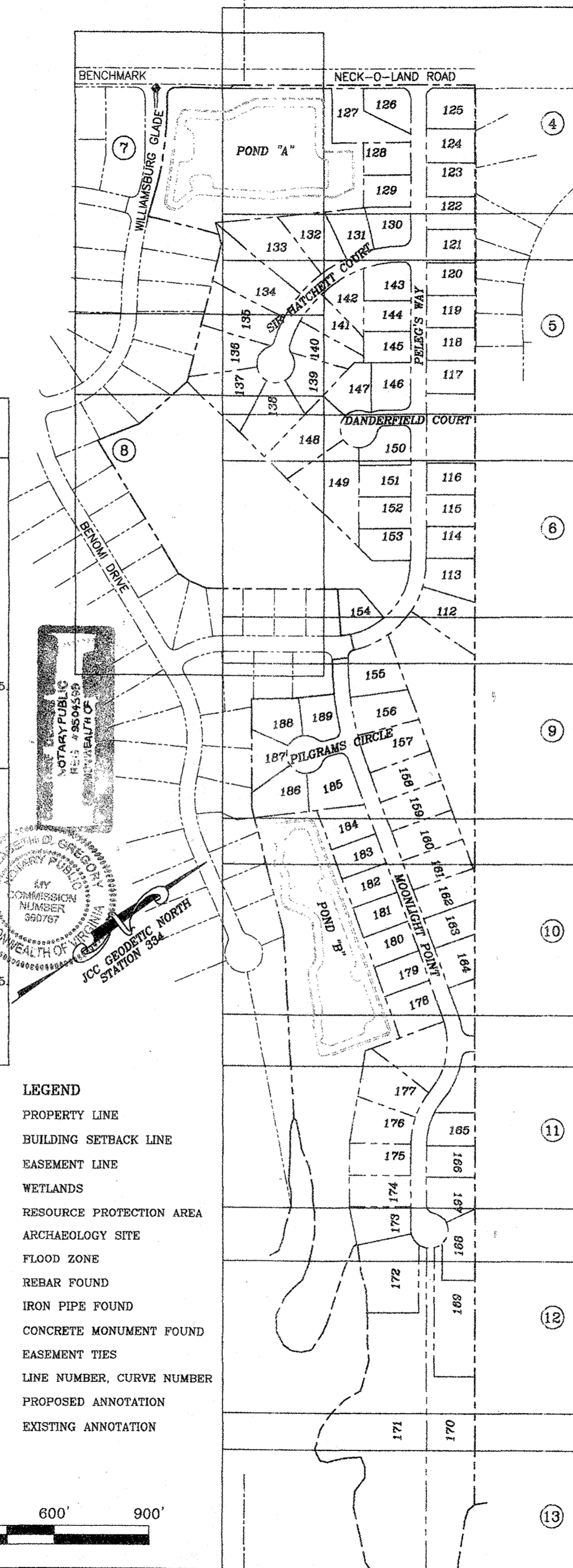
PELEG'S POINT SECTION SIX JAMESTOWN DISTRICT JAMES CITY COUNTY, VIRGINIA

ADPA A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601

SCALE: 1"=300' SEPTEMBER 17, 2014
SHEET 1 OF 17

NOTES:

PARCEL ID: 4740100042
ADDRESS: 324 NECK-O-LAND ROAD
REF: DB 306 PG 709, DOC# 020023587
NO TITLE REPORT PROVIDED
ALL EXISTING EASEMENTS MAY NOT BE SHOWN
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
NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT
ALL PERMITTED ACTIVITIES WITHIN WETLANDS SHALL BE IN ACCORDANCE WITH CORPS OF ENGINEERS PERMIT DATED FEB. 25, 2008 AND JAMES CITY COUNTY RPA EXCEPTION FEB. 25, 2008 AND JAMES CITY COUNTY RPA EXCEPTION DATED FEB. 5, 2013
THERE ARE EXISTING JURISDICTIONAL WATERS OF THE UNITED STATES WITHIN THIS PROPERTY BOUNDARY THAT ARE SUBJECT TO RESTRICTIONS AND WILL REQUIRE PERMITTING FROM THE U.S. ARMY CORPS OF ENGINEERS AND THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY FOR IMPACTS TO THESE AREAS. PERMITTED IMPACTS TO THESE JURISDICTIONAL AREAS MAY REQUIRE COMPENSATION FOR THEIR LOSS.
THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF CHESAPEAKE BAY EXCEPTION CBE 12-060
THIS PROPERTY IS LOCATED IN FIRM ZONES X (UNSHADED, AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOOD), X (SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD), AND AE (ELEV 7.5) AREAS OF 1% ANNUAL CHANCE FLOOD AS SHOWN ON COMMUNITY PANEL NO'S 510201 0185 C AND 510201 0205 C DATED SEPT. 28, 2007 (INDEX DATE SEPT. 28, 2007) AND PER LETTER OF MAP AMENDMENT CASE NO. 12-03-0745A 100 YEAR FLOOD ELEVATION IS BASED ON 7.5' CONTOUR (NAVD 88)
THIS PROPERTY WILL BE LOCATED IN FIRM ZONES X (UNSHADED, AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOOD), X (SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD), AND AE (ELEV 7) AREAS OF 1% ANNUAL CHANCE FLOOD AS SHOWN ON PRELIMINARY PANEL NO'S 510201 0182D AND 510201 0201D DATED MARCH 28 2014. LINEWORK AND ELEVATIONS DEPICTED ON THIS PLAT ARE FROM PRELIMINARY PANELS.
NO RESIDENCES WILL BE CONSTRUCTED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN. DEVELOPMENT OF INDIVIDUAL LOTS WILL BE SUBJECT TO APPLICABLE FLOODPLAIN REGULATIONS.
ZONED R-1 WITH PROFFERS
MINIMUM BUILDING SETBACKS: FRONT 35' SIDE 15' REAR 35'
ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC WATER AND SEWER
ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE
ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
UNLESS NOTED OTHERWISE, ALL NEW DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE
ALL CENTERLINES OF JCSA UTILITY EASEMENTS ARE LOCATED ON THE UTILITY CORRESPONDING TO THE CONSTRUCTION PLANS.
EASEMENTS DENOTED 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 HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.
15" DIAMETER (MIN) DRIVEWAY CULVERTS ARE REQUIRED ON ALL LOTS EXCEPT 112, 113, 114, 115, 116, 183 & 184 WHICH REQUIRE 14x23" HERCP (MIN) DRIVEWAY CULVERTS. MINIMUM 9 INCHES OF COVER, MAINTAIN VDOT MINIMUM 2:1 FILL SLOPES
BENCHMARK - CHISELED SQUARE ON TIP OF MEDIAN AT NECK-O-LAND ROAD AND WILLIAMSBURG GLADE. ELEVATION = 9.66' (NAVD 86)
ALL RIGHT-OF-WAY HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
RECORDATION OF THIS PLAT SERVES TO VACATE PELEG'S POINT, SECTION ONE, LOT 1, WHICH BECOMES PART OF COMMON OPEN SPACE #8



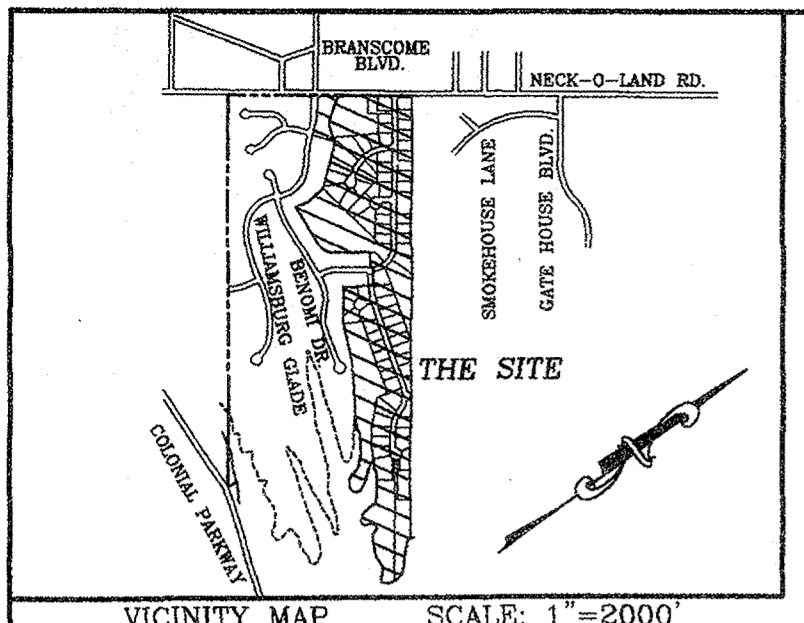
STATE OF VIRGINIA COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE
COUNTY OF JAMES CITY THIS 21 DAY OF June
2015 THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED
TO THE RECORD AS THE LAW DIRECTS.

TESTE: MONA A. FOLEY, CLERK CLERK
Roberta Coleman, Dep. Clerk

DOCUMENT # 16001190

DEDICATED R/W (NECK-O-LAND)..... 0.1770 Ac.
DEDICATED R/W (SUBDIVISION)..... 6.2360 Ac.
TOTAL DEDICATED R/W 6.4130 Ac.
AREA OF LOTS 43.07 Ac.±
COMMON AREA 25.40 Ac.±
AREA WITHIN TRAVERSE LIN..... 74.6237 Ac.
TOTAL AREA 74.88 Ac.±

- LIST OF SHEETS
- 1 COVER SHEET
 - 2 PARCEL AREAS / NOTES
 - 3-13 RECORD PLAT
 - 14 CONSERVATION EASEMENT EXHIBIT
 - 15-16 EASEMENT DETAILS
 - 17 DRAINAGE EASEMENT EXHIBIT



VICINITY MAP SCALE: 1"=2000'

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PELEG'S POINT, SECTION SIX, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

PELEG'S POINT SIX, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
BY: G&E LAND HOLDINGS, LLC
A VIRGINIA LIMITED LIABILITY COMPANY, ITS MANAGER

CITIZENS AND FARMERS BANK

10/6/15 DATE
GEORGE E. FISCELLA, MANAGER

October 9 2015 DATE
Bonnie S. Smith, Trustee

CERTIFICATE OF NOTARIZATION

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF NEWPORT NEWS
I, JAMMY L. SPARTAN
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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 6th DAY OF October, 2015
MY COMMISSION EXPIRES Aug. 31, 2016
REGISTRATION NO.: 202059
NOTARY PUBLIC

STATE OF VIRGINIA CITY/COUNTY OF Gloucester
I, Christine Denise Starnes
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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 9th DAY OF October, 2015
MY COMMISSION EXPIRES January 31, 2019
REGISTRATION NO.: 95045950
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

CERTIFICATE OF NOTARIZATION

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HAMPTON ROADS, LLC, GEORGE E. FISCELLA TRUST, EDWARD G. FISCELLA TRUST AND G&E LAND HOLDINGS, LLC TO PELEG'S POINT SIX, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 1, 2013 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT #130013304.

STATE OF VIRGINIA CITY/COUNTY OF King William
I, Elizabeth D. Gregory
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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 15th DAY OF October, 2015
MY COMMISSION EXPIRES 12.31.17
REGISTRATION NO.: 3607167
NOTARY PUBLIC

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 TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY 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.

STATE OF VIRGINIA CITY/COUNTY OF King William
I, Elizabeth D. Gregory
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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 15th DAY OF October, 2015
MY COMMISSION EXPIRES 12.31.17
REGISTRATION NO.: 3607167
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.
11-18-14 DATE
Anthony D. Potts
ANTHONY D. POTTS L.S.

STATE OF VIRGINIA CITY/COUNTY OF King William
I, Elizabeth D. Gregory
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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 15th DAY OF October, 2015
MY COMMISSION EXPIRES 12.31.17
REGISTRATION NO.: 3607167
NOTARY PUBLIC

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
10/23/15 DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

17 Large/Small Plat(s) Recorded
herewith as # 16001190

6/15/16 DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY