

16001190

PELEG'S POINT SECTION SIX

JAMESTOWN DISTRICT

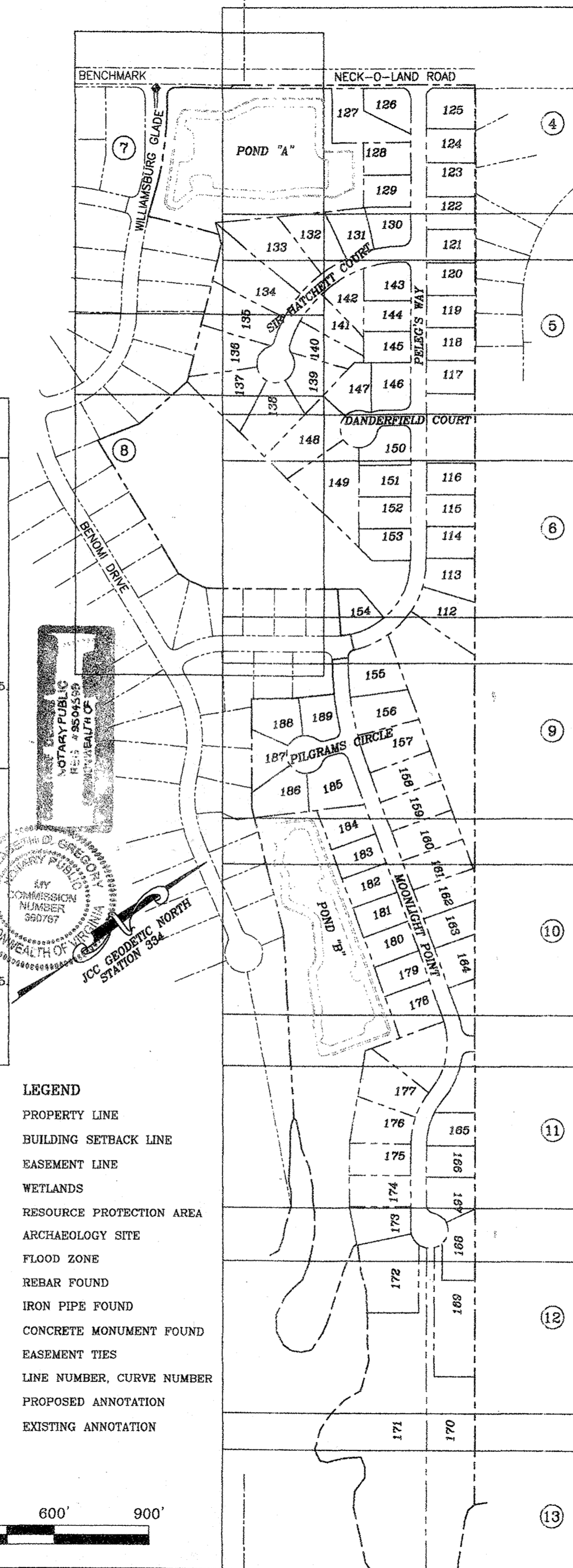
JAMES CITY COUNTY, VIRGINIA

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. LINWORK 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



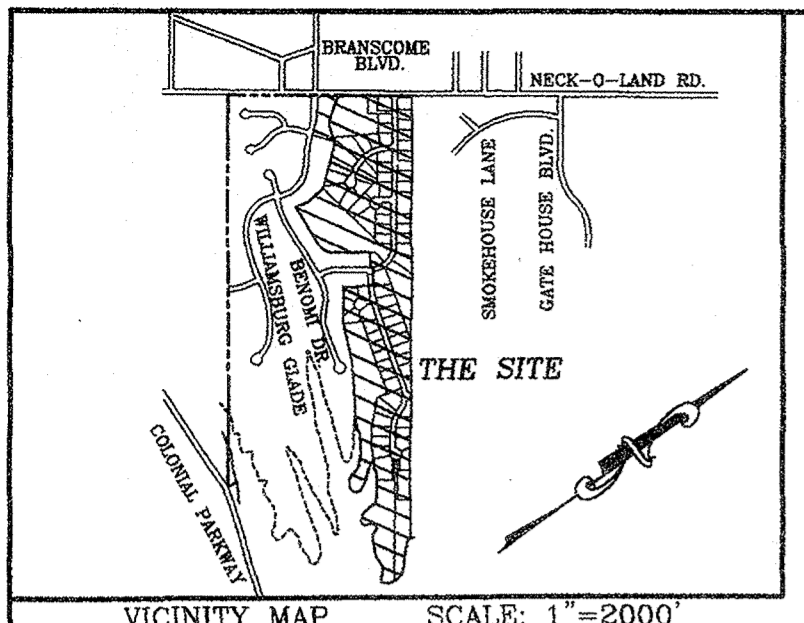
STATE OF VIRGINIA COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY THIS 21 DAY OF June 2014 THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

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

STATE OF VIRGINIA CITY/COUNTY OF Newport News
I, Jammy L. Spaton
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
J. Spaton
NOTARY PUBLIC
COMMISSION NUMBER 202059

CERTIFICATE OF NOTARIZATION

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
Christine Denise Starnes
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

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.

CERTIFICATE OF NOTARIZATION

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
Elizabeth D. Gregory
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.

CERTIFICATE OF NOTARIZATION

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
Elizabeth D. Gregory
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

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.

CERTIFICATE OF NOTARIZATION

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
Elizabeth D. Gregory
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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

10/23/15 DATE
Anthony D. Potts
VIRGINIA DEPARTMENT OF TRANSPORTATION

6/15/16 DATE
Anthony D. Potts
SUBDIVISION AGENT OF JAMES CITY COUNTY

CERTIFICATE OF NOTARIZATION

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
Elizabeth D. Gregory
NOTARY PUBLIC

- LEGEND
- PROPERTY LINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - WETLANDS
 - RESOURCE PROTECTION AREA
 - ARCHAEOLOGY SITE
 - FLOOD ZONE
 - REBAR FOUND
 - IRON PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - EASEMENT TIES
 - LINE NUMBER, CURVE NUMBER
 - PROPOSED ANNOTATION
 - EXISTING ANNOTATION

**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"=60' SEPTEMBER 17, 2014
SHEET 2 OF 17

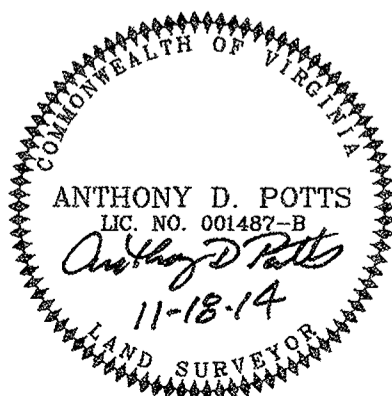
LOT AREAS

112 24625 SQ. FT. 0.5653 ACRES	130 16667 SQ. FT. 0.3826 ACRES	148 31,834 SQ. FT. 0.7308 ACRES	166 15508 SQ. FT. 0.3560 ACRES	181 15,000 SQ. FT. 0.3444 ACRES
113 18240 SQ. FT. 0.4187 ACRES	131 16140 SQ. FT. 0.3705 ACRES	149 40,823 SQ. FT. 0.9372 ACRES	167 19015 SQ. FT. 0.4365 ACRES	182 15,000 SQ. FT. 0.3444 ACRES
114 15474 SQ. FT. 0.3552 ACRES	132 22105 SQ. FT. 0.5075 ACRES	150 16,954 SQ. FT. 0.3892 ACRES	168 21083 SQ. FT. 0.4840 ACRES	183 15,000 SQ. FT. 0.3444 ACRES
115 15480 SQ. FT. 0.3554 ACRES	133 35361 SQ. FT. 0.8118 ACRES	151 16,500 SQ. FT. 0.3788 ACRES	169 43560 SQ. FT. 1.0000 ACRES	184 17,595 SQ. FT. 0.4039 ACRES
116 15486 SQ. FT. 0.3555 ACRES	134 35516 SQ. FT. 0.8153 ACRES	152 16,500 SQ. FT. 0.3788 ACRES	170 117541 SQ. FT. 2.6984 ACRES (WITHIN TRAVERSE) 114733+/- SQ. FT. 2.6339+/- ACRES (WITHIN MARSH)	185 23827 SQ. FT. 0.5470 ACRES
117 16280 SQ. FT. 0.3737 ACRES	135 29812 SQ. FT. 0.6844 ACRES	153 15,824 SQ. FT. 0.3587 ACRES	171 214411 SQ. FT. 4.9222 ACRES (WITHIN TRAVERSE) 227675+/- SQ. FT. 5.2267+/- ACRES (WITHIN MARSH)	186 21798 SQ. FT. 0.5004 ACRES
118 16286 SQ. FT. 0.3739 ACRES	136 25693 SQ. FT. 0.5888 ACRES	154 15,000 SQ. FT. 0.3444 ACRES	172 43560 SQ. FT. 1.0000 ACRES (WITHIN TRAVERSE) 42780+/- SQ. FT. 0.9821+/- ACRES (WITHIN MARSH)	187 15274 SQ. FT. 0.3507 ACRES
119 16293 SQ. FT. 0.3740 ACRES	137 27669 SQ. FT. 0.6352 ACRES	155 25,762 SQ. FT. 0.5914 ACRES	173 20618 SQ. FT. 0.4733 ACRES	188 19,872 SQ. FT. 0.4562 ACRES
120 16299 SQ. FT. 0.3742 ACRES	138 27846 SQ. FT. 0.6393 ACRES	156 21841 SQ. FT. 0.5014 ACRES	174 19500 SQ. FT. 0.4477 ACRES	189 15909 SQ. FT. 0.3652 ACRES
121 16306 SQ. FT. 0.3743 ACRES	139 19155 SQ. FT. 0.4397 ACRES	157 23454 SQ. FT. 0.5384 ACRES	175 19707 SQ. FT. 0.4524 ACRES	COMMON OPEN SPACE #1 108,228 SQ. FT. 2.4846 ACRES
122 16312 SQ. FT. 0.3745 ACRES	140 18068 SQ. FT. 0.4148 ACRES	158 20,472 SQ. FT. 0.4700 ACRES	176 22637 SQ. FT. 0.5197 ACRES	COMMON OPEN SPACE #2 34,175 SQ. FT. 0.7845 ACRES
123 16318 SQ. FT. 0.3746 ACRES	141 16,778 SQ. FT. 0.3852 ACRES	159 20,472 SQ. FT. 0.4700 ACRES	177 26363 SQ. FT. 0.6052 ACRES	COMMON OPEN SPACE #3 322,285 SQ. FT. 7.3986 ACRES
124 16325 SQ. FT. 0.3748 ACRES	142 15,701 SQ. FT. 0.3604 ACRES	160 20,472 SQ. FT. 0.4700 ACRES	178 20,566 SQ. FT. 0.4721 ACRES	COMMON OPEN SPACE #4 9713 SQ. FT. 0.2230 ACRES
125 19673 SQ. FT. 0.4516 ACRES	143 17753 SQ. FT. 0.4075 ACRES	161 20,472 SQ. FT. 0.4700 ACRES	179 15,000 SQ. FT. 0.3444 ACRES	COMMON OPEN SPACE #5 13796 SQ. FT. 0.3167 ACRES
126 15,816 SQ. FT. 0.3631 ACRES	144 15000 SQ. FT. 0.3444 ACRES	162 19131 SQ. FT. 0.4392 ACRES	180 15,000 SQ. FT. 0.3444 ACRES	COMMON OPEN SPACE #6 28253 SQ. FT. 0.6486 ACRES
127 26,300 SQ. FT. 0.6038 ACRES	145 15000 SQ. FT. 0.3444 ACRES	163 15522 SQ. FT. 0.3563 ACRES	181 15,000 SQ. FT. 0.3444 ACRES	COMMON OPEN SPACE #7 344,881 SQ. FT. 7.9174 ACRES (WITHIN TRAVERSE) 346,235+/- SQ. FT. 7.9485+/- ACRES (WITHIN MARSH)
128 15,000 SQ. FT. 0.3444 ACRES	146 18703 SQ. FT. 0.4294 ACRES	164 15000 SQ. FT. 0.3444 ACRES	182 15,000 SQ. FT. 0.3444 ACRES	COMMON OPEN SPACE #8 243,570 SQ. FT. 5.5916 ACRES
129 15,032 SQ. FT. 0.3451 ACRES	147 17158 SQ. FT. 0.3939 ACRES	165 15508 SQ. FT. 0.3560 ACRES		

NOTES:

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)(AREAS OF 1% ANNUAL CHANCE FLOOD) AS SHOWN ON
COMMUNITY PANEL NO'S. 510201 0182 D AND 510201 0201 D
DATED DECEMBER 16, 2015 (INDEX DATE DEC. 16, 2015)

FOR ADDITIONAL INFORMATION, SEE OUTFALL REMEDIATION
PLAN E&S-06-14, ENTITLED PELEG'S POINT NECK-O-LAND OUTFALL.



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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
6-21-2016
at 3:57 AM/PM, PB — PG —
Document # 16001190
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	03°19'59"	1025.00'	59.63'	29.82'	59.62'	N 58°03'32" W
C2	80°52'00"	25.00'	35.28'	21.30'	32.43'	N 15°57'32" W
C3	07°34'44"	240.00'	31.75'	15.90'	31.72'	S 28°15'51" W
C4	03°00'15"	1263.13'	66.23'	33.12'	66.22'	N 36°08'40" W
C5	17°00'00"	958.83'	283.90'	143.00'	282.86'	S 45°08'32" E
C6	90°00'00"	30.00'	47.12'	30.00'	42.43'	N 08°38'32" W
C7	87°15'38"	265.00'	403.59'	252.82'	385.70'	S 10°01'21" E
C8	78°07'39"	285.00'	361.35'	215.08'	334.00'	S 14°35'21" E
C9	09°08'00"	265.00'	42.24'	21.17'	42.20'	S 29°02'28" W
C10	17°15'38"	1000.00'	301.26'	151.78'	300.12'	N 65°01'21" W
C11	60°08'50"	250.00'	262.44'	144.77'	250.56'	S 43°34'45" E
C12	40°08'47"	250.00'	175.17'	91.35'	171.61'	N 33°34'44" W
C13	40°08'50"	250.00'	175.18'	91.36'	171.61'	S 33°34'45" E
C14	20°00'00"	250.00'	87.27'	44.08'	86.82'	S 63°39'10" E
C15	04°47'30"	1000.00'	83.83'	41.84'	83.61'	N 71°15'25" W
C16	12°28'08"	1000.00'	217.63'	109.24'	217.20'	N 62°37'36" W
C17	44°54'02"	120.00'	94.04'	49.58'	91.65'	N 13°53'49" E
C18	73°41'07"	400.00'	514.42'	299.70'	479.70'	N 00°29'44" W
C19	90°00'36"	30.00'	47.13'	30.01'	42.43'	N 08°38'51" W
C20	78°07'39"	290.00'	395.44'	235.37'	365.51'	S 14°35'21" E
C21	78°07'39"	240.00'	327.26'	194.79'	302.49'	S 14°35'21" E
C22	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 81°20'50" E
C23	00°51'07"	95.00'	1.41'	0.71'	1.41'	N 35°55'16" E
C24	78°58'43"	25.00'	34.46'	20.60'	31.80'	N 03°59'39" W
C25	284°02'14"	60.00'	297.44'	46.85'	73.85'	N 81°27'53" W
C26	41°15'34"	25.00'	18.00'	9.41'	17.62'	S 39°55'27" W
C27	17°03'10"	145.00'	43.16'	21.74'	43.00'	N 27°49'15" E
C28	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 08°39'10" E
C29	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 81°20'50" E
C30	73°41'07"	375.00'	482.27'	280.97'	449.71'	N 00°29'44" W
C31	53°58'05"	25.00'	23.55'	12.73'	22.69'	N 64°19'20" W
C32	287°56'10"	60.00'	301.53'	43.64'	70.59'	S 52°39'43" W
C33	53°58'05"	25.00'	23.55'	12.73'	22.69'	S 10°21'15" E
C34	73°41'07"	425.00'	546.57'	318.43'	509.68'	N 00°29'44" W
C35	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 08°39'10" E
C36	89°59'22"	30.00'	47.12'	29.99'	42.42'	N 81°21'09" E
C37	12°23'27"	425.00'	91.91'	46.14'	91.73'	N 30°09'06" E
C38	12°32'32"	425.00'	93.03'	46.70'	92.85'	N 17°41'07" E
C39	12°32'32"	425.00'	93.03'	46.70'	92.85'	N 05°08'35" E
C40	12°32'32"	425.00'	93.03'	46.70'	92.85'	N 07°23'57" W
C41	12°32'32"	425.00'	93.03'	46.70'	92.85'	N 19°56'29" W
C42	11°07'32"	425.00'	82.53'	41.39'	82.40'	N 31°46'31" W
C43	40°54'55"	25.00'	17.85'	9.33'	17.48'	S 16°52'50" E
C44	13°03'10"	25.00'	5.70'	2.86'	5.66'	S 10°06'13" W
C45	79°16'21"	60.00'	63.01'	49.70'	76.55'	N 23°00'22" W
C46	53°07'48"	60.00'	55.64'	30.00'	53.67'	N 89°12'27" W
C47	58°06'33"	60.00'	60.85'	33.33'	58.28'	S 35°10'22" W
C48	97°25'28"	60.00'	102.02'	68.33'	90.17'	S 42°35'38" E
C49	13°22'15"	375.00'	87.61'	43.98'	87.31'	N 30°39'09" W
C50	16°43'54"	375.00'	109.51'	55.15'	109.12'	N 15°36'05" W
C51	24°06'41"	375.00'	157.81'	80.09'	156.85'	N 04°49'13" E
C52	19°28'16"	375.00'	127.44'	64.34'	126.83'	N 26°36'41" E
C53	05°10'16"	25.00'	2.26'	1.13'	2.26'	S 21°52'48" W
C54	38°05'19"	25.00'	15.75'	8.14'	15.49'	S 42°30'35" W
C55	70°28'33"	60.00'	73.80'	42.38'	69.24'	N 25°18'58" E
C56	78°12'50"	60.00'	81.91'	48.77'	75.69'	N 49°01'44" W
C57	55°31'02"	60.00'	58.14'	31.58'	55.89'	S 64°06'20" W
C58	79°49'50"	60.00'	63.80'	50.19'	77.00'	S 03°34'05" E
C59	49°36'59"	240.00'	207.83'	110.94'	201.40'	S 28°50'41" E
C60	36°05'24"	240.00'	151.17'	78.19'	148.69'	S 14°00'31" W
C61	23°30'27"	290.00'	118.98'	60.34'	118.15'	S 12°43'15" W
C62	20°29'23"	290.00'	103.71'	52.41'	103.16'	S 09°16'40" E
C63	17°30'00"	290.00'	88.58'	44.64'	88.23'	S 28°16'21" E
C64	16°37'49"	290.00'	84.17'	42.38'	83.88'	S 45°20'18" E
C65	17°15'38"	975.00'	293.72'	147.96'	292.61'	N 65°01'21" W
C66	10°24'21"	275.00'	49.94'	25.04'	49.88'	S 68°27'00" E
C67	80°24'21"	25.00'	35.08'	21.13'	32.27'	S 78°33'00" W
C68	80°24'21"	25.00'	35.08'	21.13'	32.27'	N 03°51'21" W
C69	30°33'11"	275.00'	146.64'	75.11'	144.91'	S 28°46'56" E
C70	40°08'47"	225.00'	157.85'	82.22'	154.45'	N 33°34'44" W
C71	79°50'10"	25.00'	34.84'	20.92'	32.08'	S 86°25'44" W
C72	269°50'10"	60.00'	272.10'	71.71'	92.04'	S 03°34'18" E
C73	40°08'47"	275.00'	192.69'	100.49'	188.77'	N 33°34'44" W
C74	60°08'50"	225.00'	236.20'	130.29'	225.50'	S 43°34'45" E
C75	02°03'44"	1025.00'	36.89'	18.45'	36.89'	N 72°37'18" W
C76	87°18'14"	25.00'	38.08'	23.84'	34.50'	N 64°46'27" E
C77	53°58'07"	25.00'	23.55'	12.73'	22.69'	N 05°50'44" W
C78	287°56'14"	60.00'	301.53'	43.64'	70.59'	N 68°51'41" W
C79	53°58'07"	25.00'	23.55'	12.73'	22.69'	S 48°07'23" W
C80	87°18'14"	25.00'	38.08'	23.84'	34.50'	S 22°29'48" E
C81	06°24'23"	1025.00'	114.61'	57.36'	114.55'	N 62°56'43" W
C82	04°17'22"	975.00'	72.99'	36.51'	72.99'	N 58°32'13" W
C83	07°21'02"	975.00'	125.09'	62.63'	125.00'	N 64°21'25" W
C84	05°37'14"	975.00'	95.84'	47.86'	95.61'	N 70°50'34" W
C85	12°05'28"	225.00'	47.48'	23.83'	47.39'	N 19°33'04" W
C86	28°03'19"	225.00'	110.17'	56.21'	109.08'	N 39°37'28" W
C87	52°52'31"	60.00'	55.37'	29.84'	53.43'	N 72°56'55" E
C88	75°09'15"	60.00'	78.71'	46.17'	73.18'	S 43°02'13" E
C89	27°19'49"	60.00'	28.82'	14.59'	28.35'	S 08°12'19" W
C90	24°04'12"	60.00'	25.21'	12.79'	25.02'	S 33°54'20" W
C91	26°05'21"	60.00'	27.32'	13.90'	27.09'	S 58°59'07" W
C92	42°01'27"	60.00'	44.01'	23.05'	43.03'	N 86°57'29" W
C93	12°17'35"	60.00'	12.87'	6.46'	12.85'	N 59°47'58" W
C94	00°58'19"	275.00'	4.87'	2.33'	4.67'	N 53°09'58" W
C95	18°19'29"	275.00'	87.95'	44.35'	87.58'	N 43°31'04" W
C96	18°19'29"	275.00'	87.95'	44.35'	87.58'	N 25°11'35" W
C97	02°31'30"	275.00'	12.12'	6.06'	12.12'	N 14°46'05" W
C98	57°46'36"	225.00'	226.89'	124.15'	217.40'	S 42°23'38" E
C99	02°22'14"	225.00'	9.31'	4.66'	9.31'	S 72°28'03" E
C100	65°20'26"	60.00'	68.43'	36.48'	64.78'	S 00°09'34" E
C101	58°06'33"	60.00'	60.85'	33.33'	58.28'	S 81°33'57" W
C102	60°54'33"	60.00'	63.78'	35.28'	60.82'	N 58°55'30" W
C103	58°06'33"	60.00'	60.85'	33.33'	58.28'	N 00°35'03" E
C104	45°28'07"	60.00'	47.61'	25.14'	46.38'	N 52°22'23" E

LINE	BEARING	DISTANCE
L1	N 31°21'40" E	50.04'
L2	N 85°31'32" W	50.00'
L3	N 34°39'21" E	10.68'
L4	N 36°20'50" E	35.00'
L5	N 36°20'50" E	62.50'
L6	S 53°37'11" E	10.00'
L7	N 36°20'50" E	16.71'
L8	S 36°20'50" W	18.66'
L9	N 69°14'07" W	31.34'
L10	N 69°47'52" W	38.71'

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

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

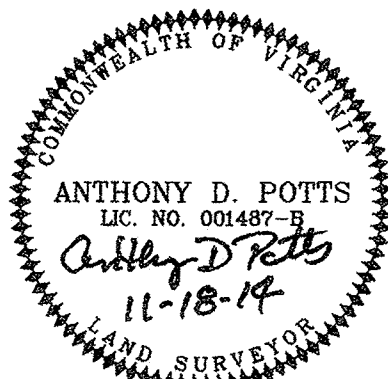
SCALE: 1"=60' SEPTEMBER 17, 2014
SHEET 3 OF 17

EASEMENT TIES

LINE	BEARING	DISTANCE
L1	S 02°49'31" W	31.86'
L2	N 76°24'23" E	38.00'
L3	N 31°56'52" W	19.14'
L4	N 62°13'40" E	115.95'
L5	S 80°50'29" E	223.53'
L6	N 63°05'31" E	244.26'
L7	S 88°51'53" E	224.78'
L8	S 53°01'30" E	165.98'
L9	S 87°27'52" E	124.77'
L10	S 87°08'17" E	205.68'
L11	S 64°07'25" E	289.27'
L12	S 75°56'09" E	147.44'
L13	N 65°31'32" W	20.47'
L14	N 24°28'28" E	20.00'
L15	N 27°26'22" E	15.30'
L16	S 62°33'38" E	32.61'
L17	S 44°03'32" E	22.91'
L18	S 45°56'28" W	15.00'
L19	S 73°39'10" E	88.58'
L20	S 30°51'06" E	121.47'
L21	S 37°02'15" E	166.95'
L22	S 53°39'10" E	102.97'
L23	N 75°59'27" E	42.32'
L24	S 73°39'02" E	35.63'

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

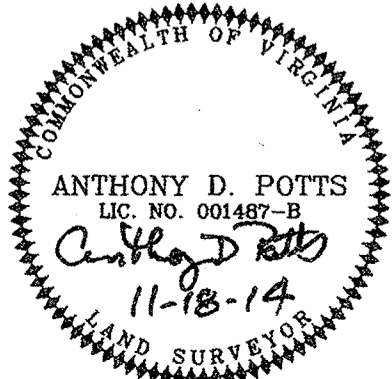
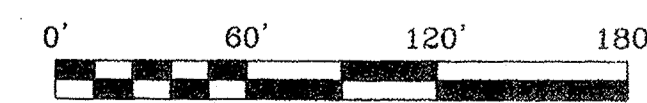
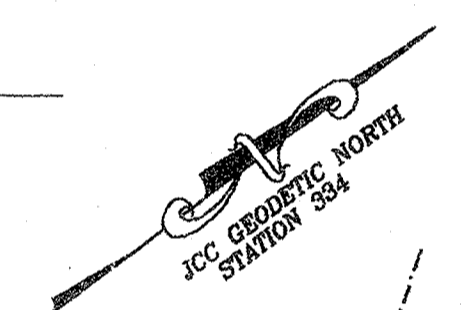
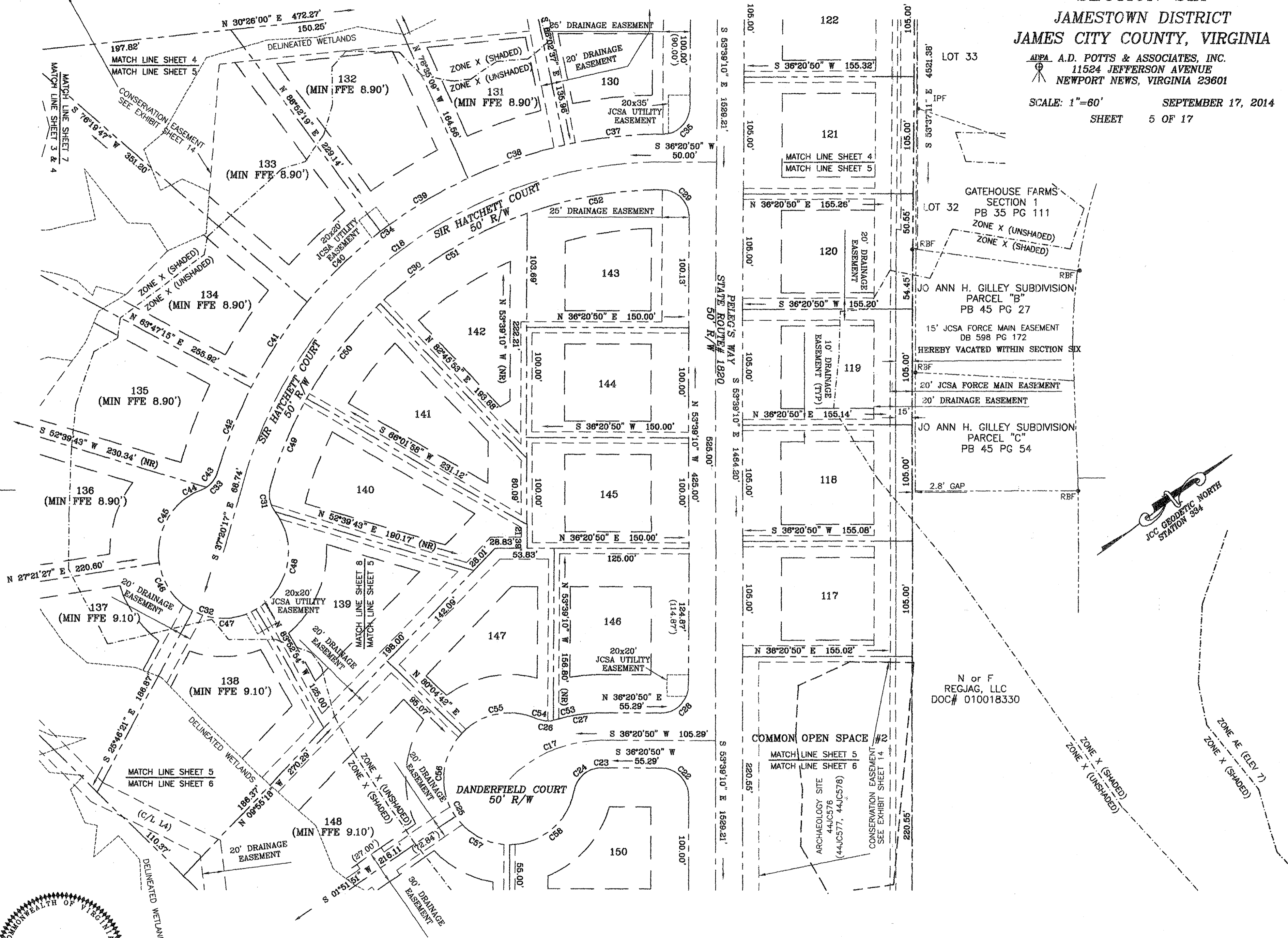
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
6-21-2016
at 3:57 AM/PM, PB — PG —
Document # 16001190
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



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

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

SCALE: 1"=60' SEPTEMBER 17, 2014
SHEET 5 OF 17



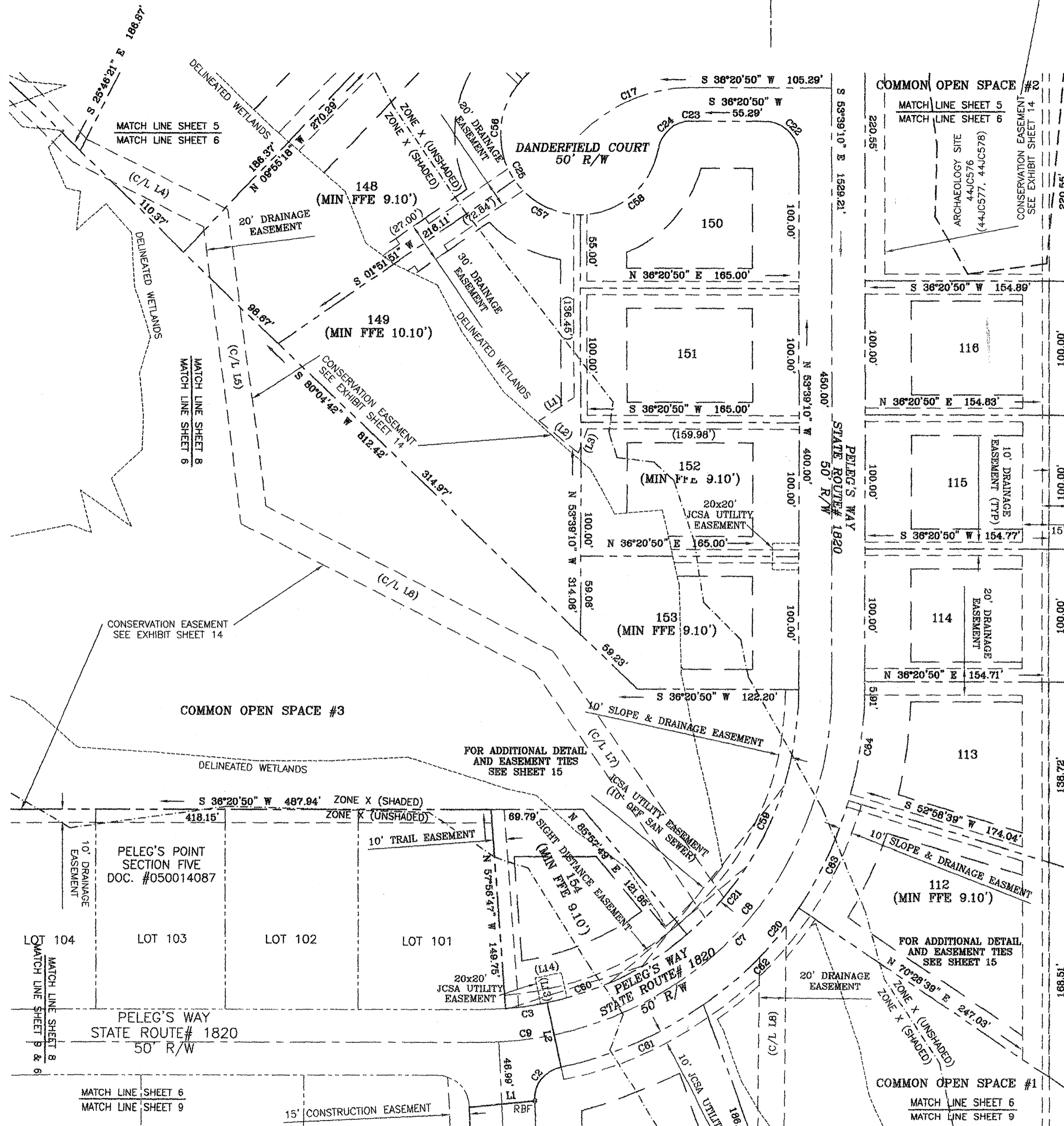
City of Williamsburg & County of James City
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MONA A. FOLEY, CLERK
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17 Large/Small Plat(s) Recorded
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**PELEG'S POINT
SECTION SIX
JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA**

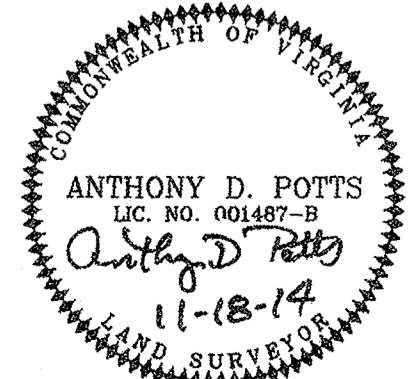
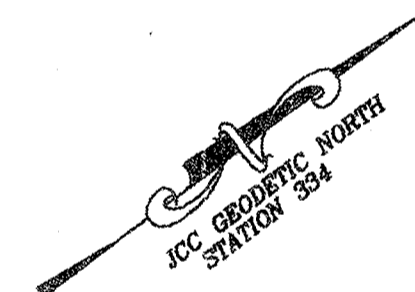
ADPA A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601

SCALE: 1"=60' SEPTEMBER 17, 2014
SHEET 6 OF 17



15' JCSA FORCE MAIN EASEMENT
DB 598 PG 172
HEREBY VACATED WITHIN SECTION SIX
20' JCSA FORCE MAIN EASEMENT
20' DRAINAGE EASEMENT

N or F
REGJAG, LLC
DOC# 010018330



17 Large/Small Plat(s) Recorded
herewith as # 160011190
City of Williamsburg & County of James City
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Document # 160011190
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Mon A. Foley, Clerk

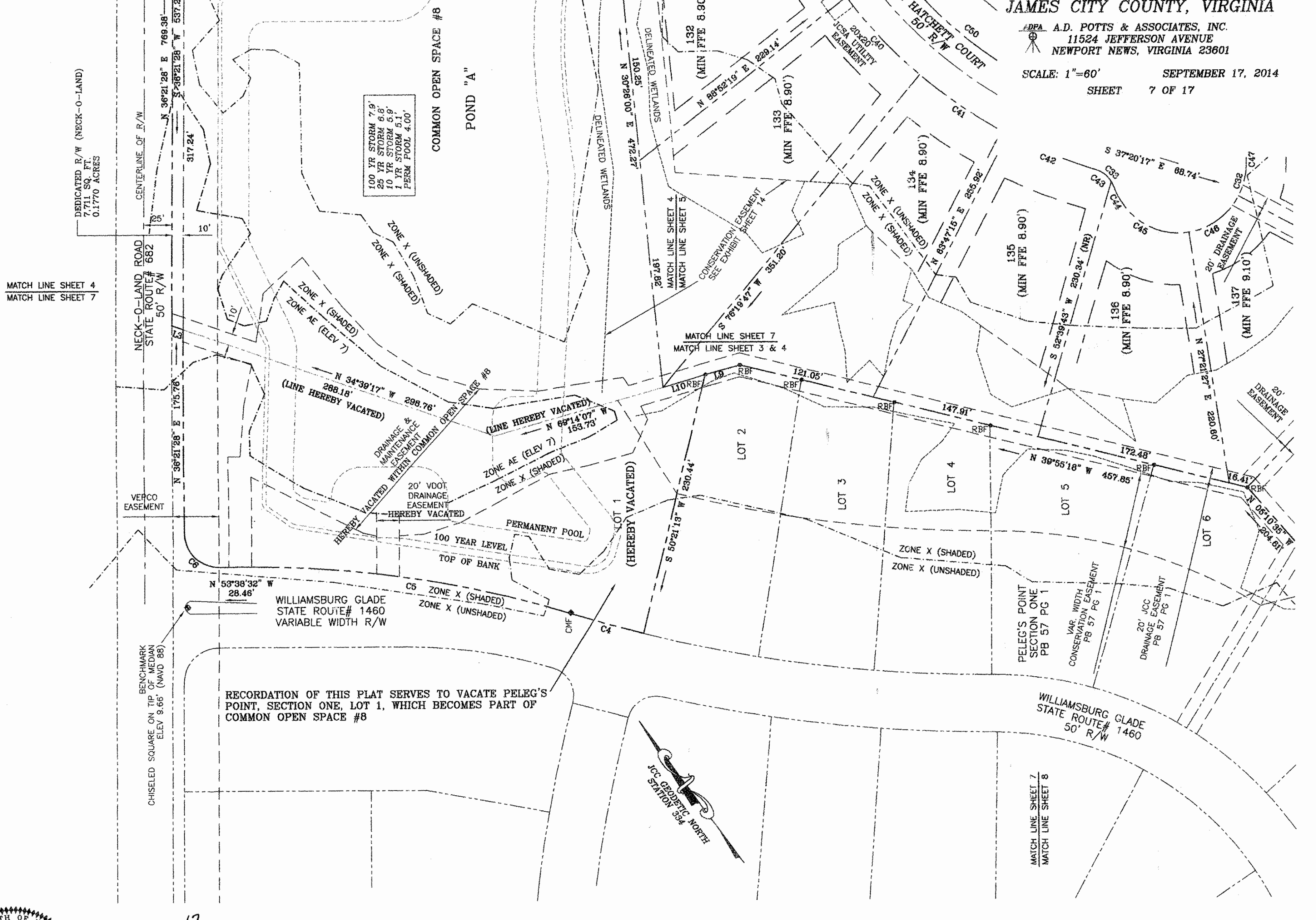


PELEG'S POINT SECTION SIX

JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA

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

SCALE: 1"=60' SEPTEMBER 17, 2014
SHEET 7 OF 17



MATCH LINE SHEET 4
MATCH LINE SHEET 7

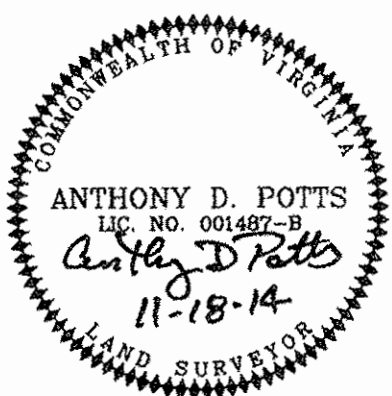
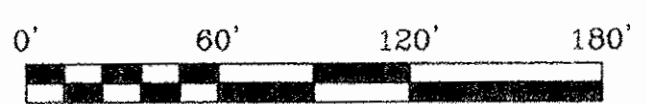
MATCH LINE SHEET 7
MATCH LINE SHEET 3 & 4

MATCH LINE SHEET 7
MATCH LINE SHEET 8

RECORDATION OF THIS PLAT SERVES TO VACATE PELEG'S
POINT, SECTION ONE, LOT 1, WHICH BECOMES PART OF
COMMON OPEN SPACE #8

17 Large/Small Plat(s) Recorded
herewith as # 160011190

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
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MONA A. FOLEY, CLERK
Mon A. Foley, Clerk

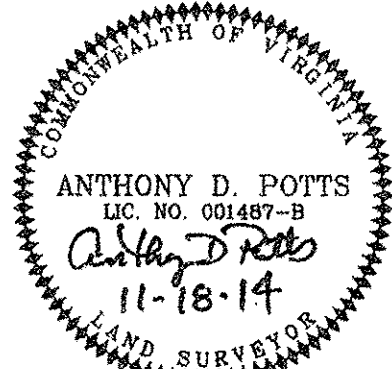
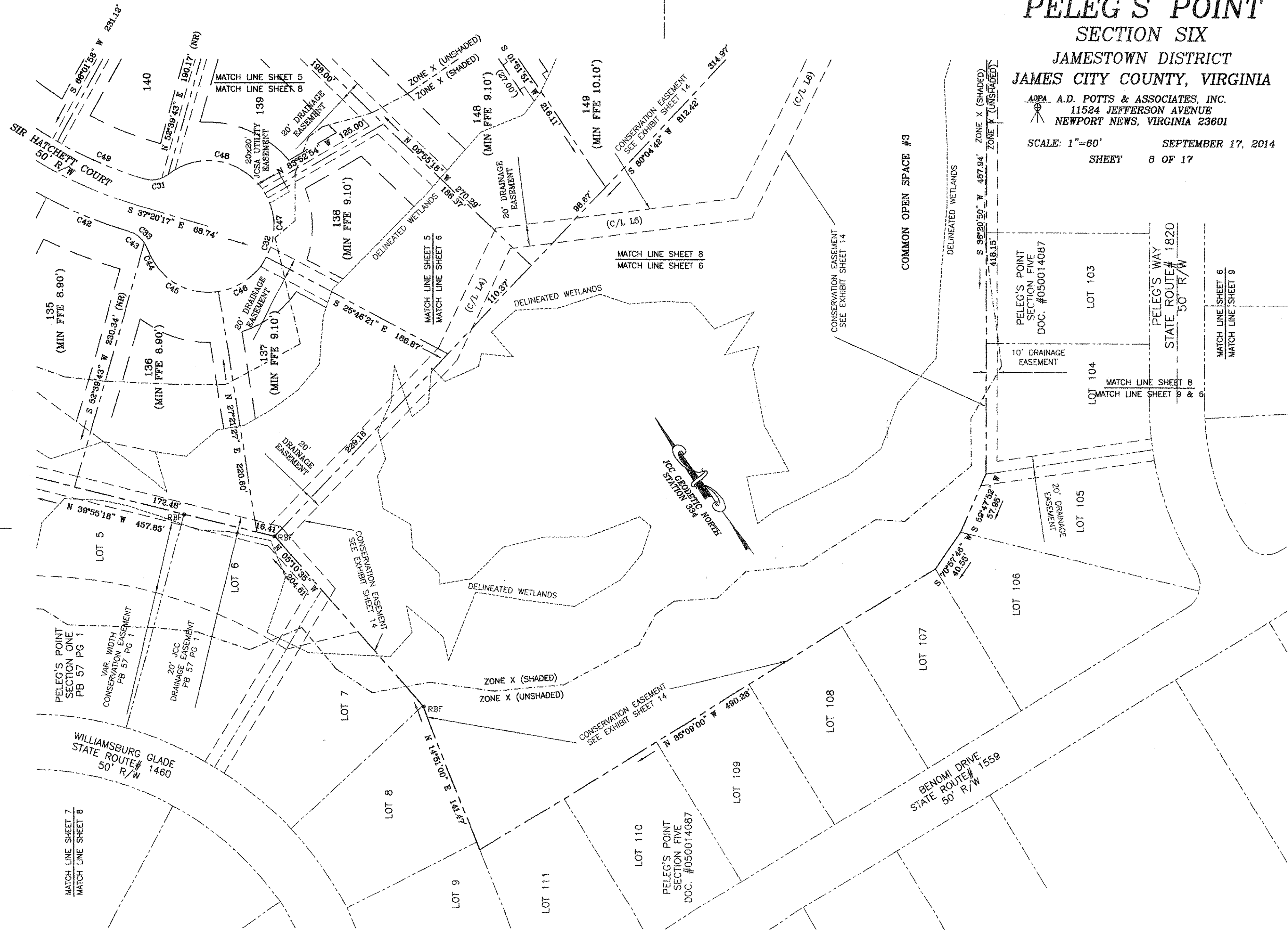


PELEG'S POINT SECTION SIX

JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA

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

SCALE: 1"=60' SEPTEMBER 17, 2014
SHEET 8 OF 17



17 Large/Small Plat(s) Recorded
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City of Williamsburg & County of James City
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PELEG'S POINT
SECTION SIX
 JAMESTOWN DISTRICT
 JAMES CITY COUNTY, VIRGINIA

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

SCALE: 1"=60' SEPTEMBER 17, 2014
 SHEET 10 OF 17



PELEG'S POINT
 SECTION FIVE
 DOC. #050014087
 LOT 93

LOT 91

LOT 90

LOT 89

MATCH LINE SHEET 10
 MATCH LINE SHEET 11

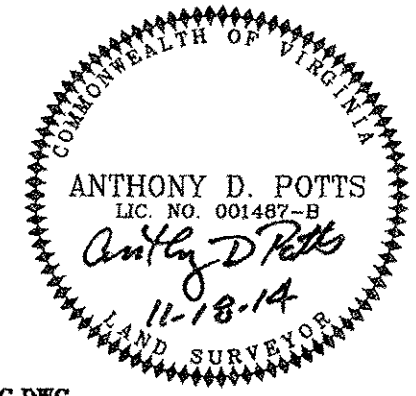
PELEG'S POINT
 SECTION FIVE
 DOC. #050014087

100 YR STORM 7.9'
 25 YR STORM 6.8'
 10 YR STORM 5.9'
 1 YR STORM 5.1'
 PERM POOL 4.00'

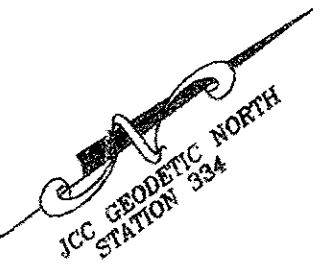
100 YR STORM 7.9'
 25 YR STORM 6.8'
 10 YR STORM 5.9'
 1 YR STORM 5.1'
 PERM POOL 4.00'

N or F
 REGJAC, LLC
 DOC# 010018330

TBM LC #6 RR SPIKE IN 16" OAK
 ELEV 9.64 (NAVD 88)
 BENCHMARK



17 Large/Small Plat(s) Recorded
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 City of Williamsburg & County of James City
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 Document # 160011190
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PELEG'S POINT SECTION SIX JAMESTOWN DISTRICT JAMES CITY COUNTY, VIRGINIA

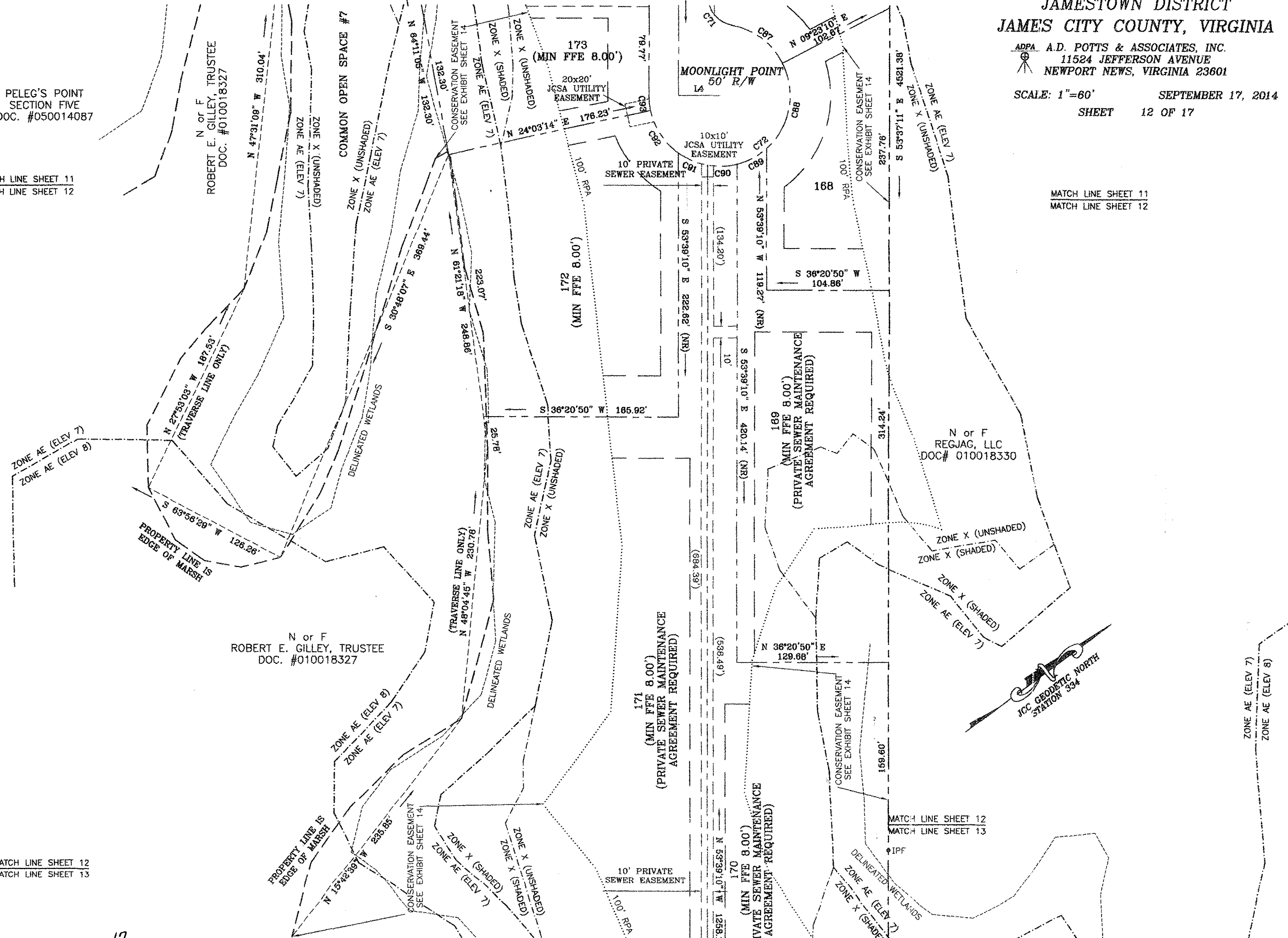
ADPA A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601

SCALE: 1"=60' SEPTEMBER 17, 2014
SHEET 12 OF 17

PELEG'S POINT
SECTION FIVE
DOC. #050014087

MATCH LINE SHEET 11
MATCH LINE SHEET 12

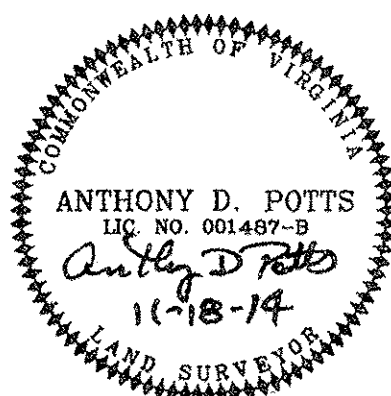
MATCH LINE SHEET 11
MATCH LINE SHEET 12



MATCH LINE SHEET 12
MATCH LINE SHEET 13

17 Large/Small Plat(s) Recorded
herewith as # 160011190

City of Williamsburg & County of James City
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Document # 160011190
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Mona A. Foley, Clerk



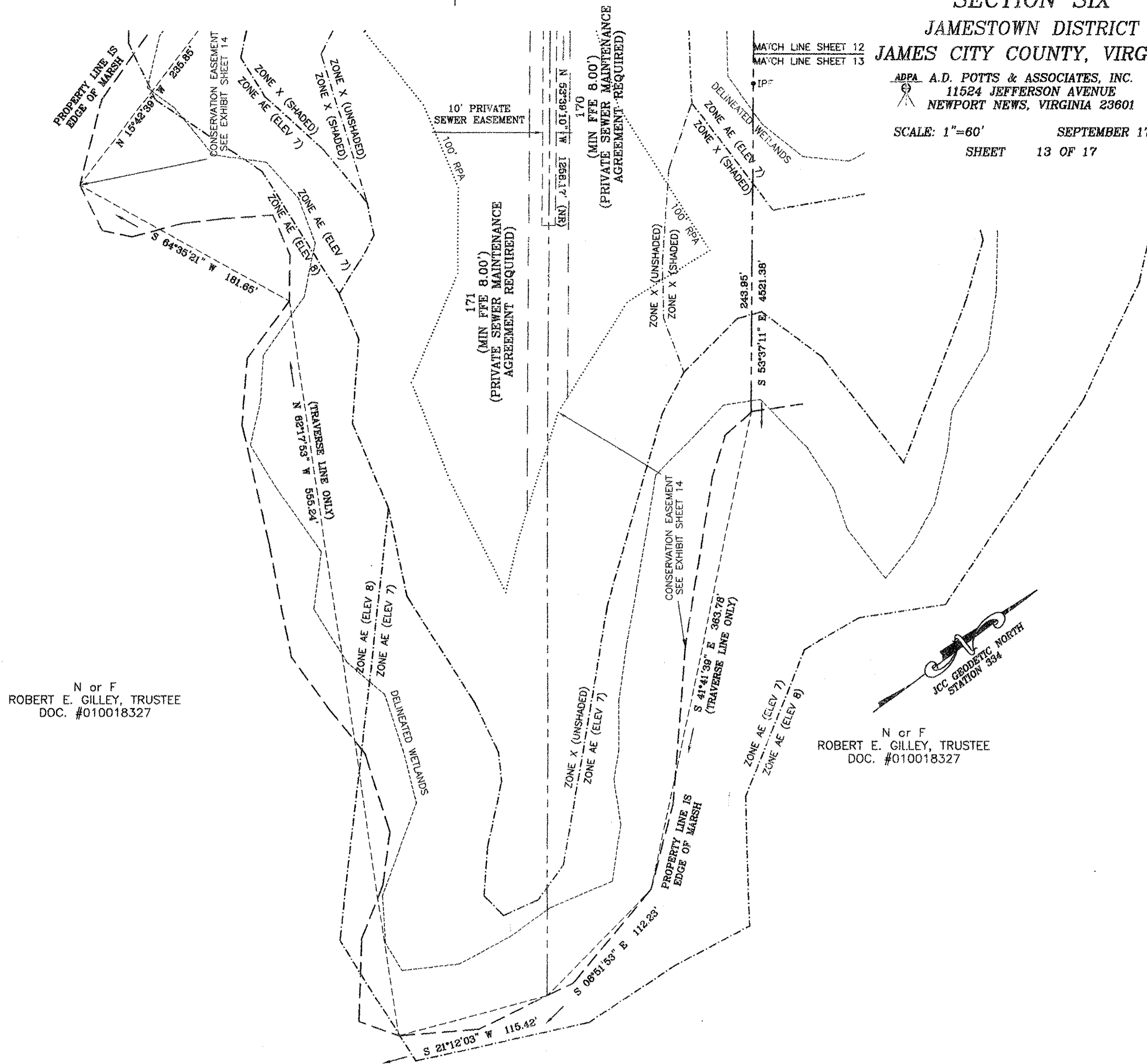
PELEG'S POINT SECTION SIX

JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA

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

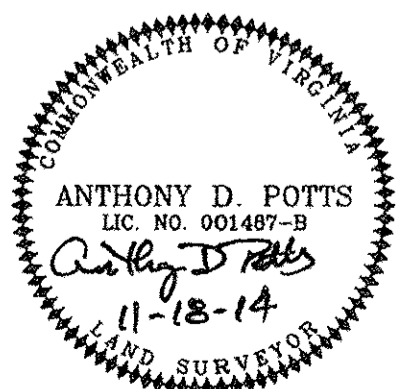
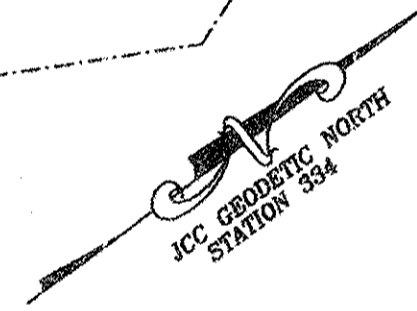
SCALE: 1"=60' SEPTEMBER 17, 2014
SHEET 13 OF 17

MATCH LINE SHEET 12
MATCH LINE SHEET 13



N or F
ROBERT E. GILLEY, TRUSTEE
DOC. #010018327

N or F
ROBERT E. GILLEY, TRUSTEE
DOC. #010018327



17 Large/Small Plat(s) Recorded
herewith as # 160011190

City of Williamsburg & County of James City
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Document # 160011190
MONA A. FOLEY, CLERK

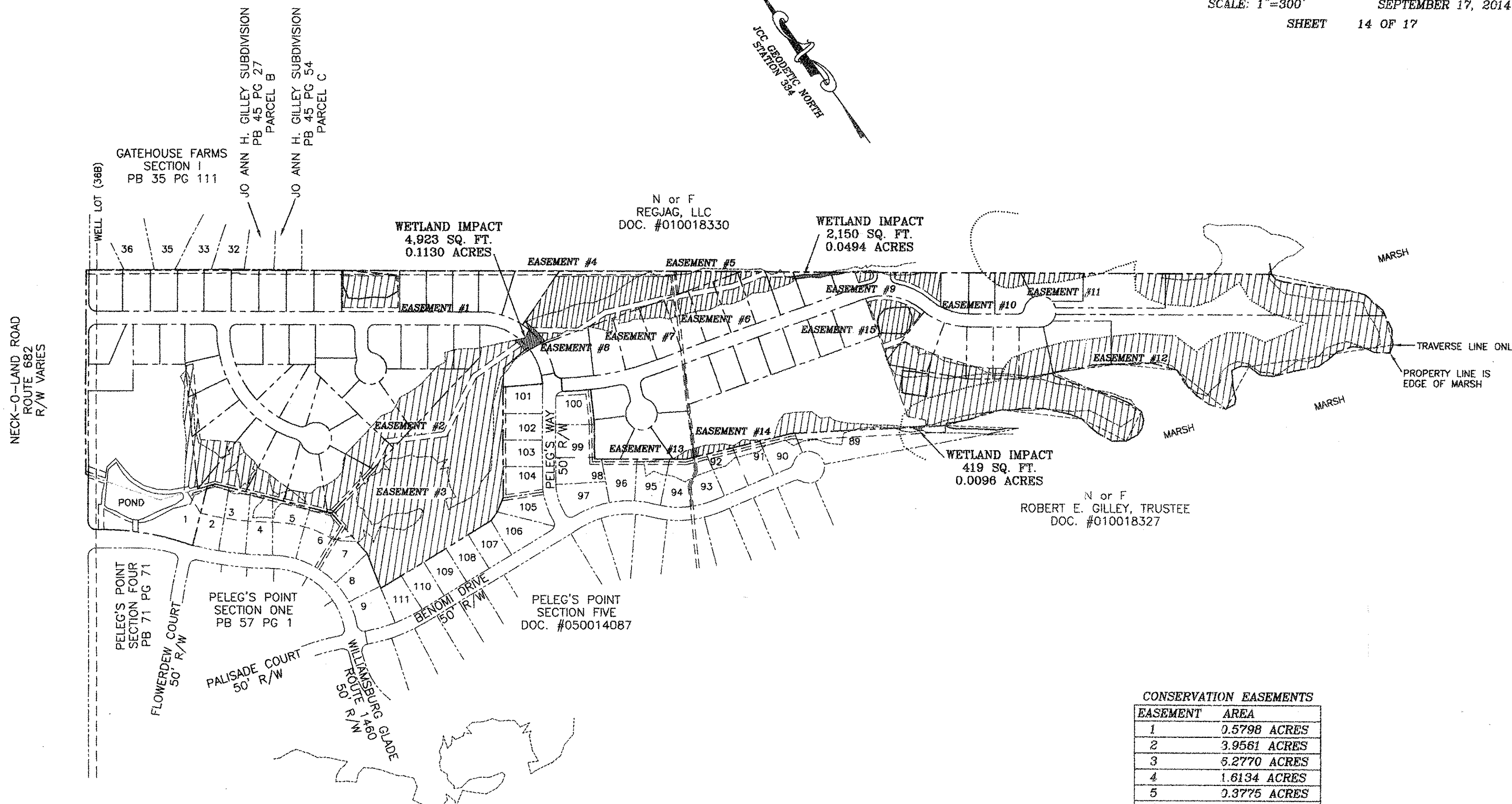
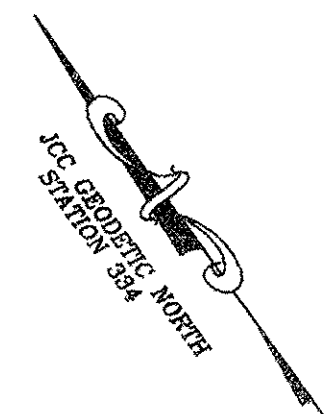
Maat Gilley, Clerk



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

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

SCALE: 1"=300' SEPTEMBER 17, 2014
SHEET 14 OF 17



CONSERVATION EASEMENTS

EASEMENT	AREA
1	0.5798 ACRES
2	3.9561 ACRES
3	5.2770 ACRES
4	1.6134 ACRES
5	0.3775 ACRES
6	0.5126 ACRES
7	0.3487 ACRES
8	0.0351 ACRES
9	0.0451 ACRES
10	0.2362 ACRES
11	0.3331 ACRES
12	11.0454 ACRES
13	0.0349 ACRES
14	0.1159 ACRES
15	0.4718 ACRES
TOTAL	25.9826 ACRES

EASEMENT AREA REQUIRED FOR BMP POINTS COMPLIANCE
PROPOSED PELEG'S POINT SECTION 6 - 25.85 ACRES

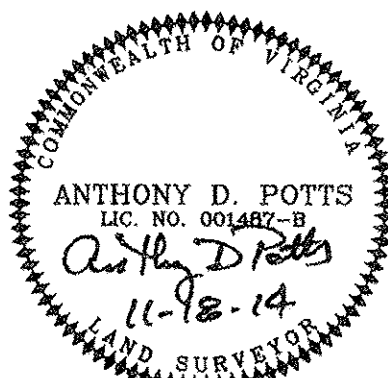
ALL CONSERVATION EASEMENT AREAS SHOWN
ARE EXCLUSIVE OF ANY EXISTING EASEMENTS OR
PROPOSED PELEG'S POINT SECTION 6 EASEMENTS.

CONSERVATION EASEMENT
 WETLANDS IMPACT
DEQ PERMIT WP4-07-1052
USACE PERMIT NA0-06-2158/07-V1052

THIS DRAWING PROVIDED AS AN EXHIBIT.
FOR EASEMENT GEOMETRY SEE CONSERVATION
EASEMENT RECORDED IN DOCUMENT# 130013878

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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
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at 3:57 AM/PM, PB — PG —
Document # 16001190
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

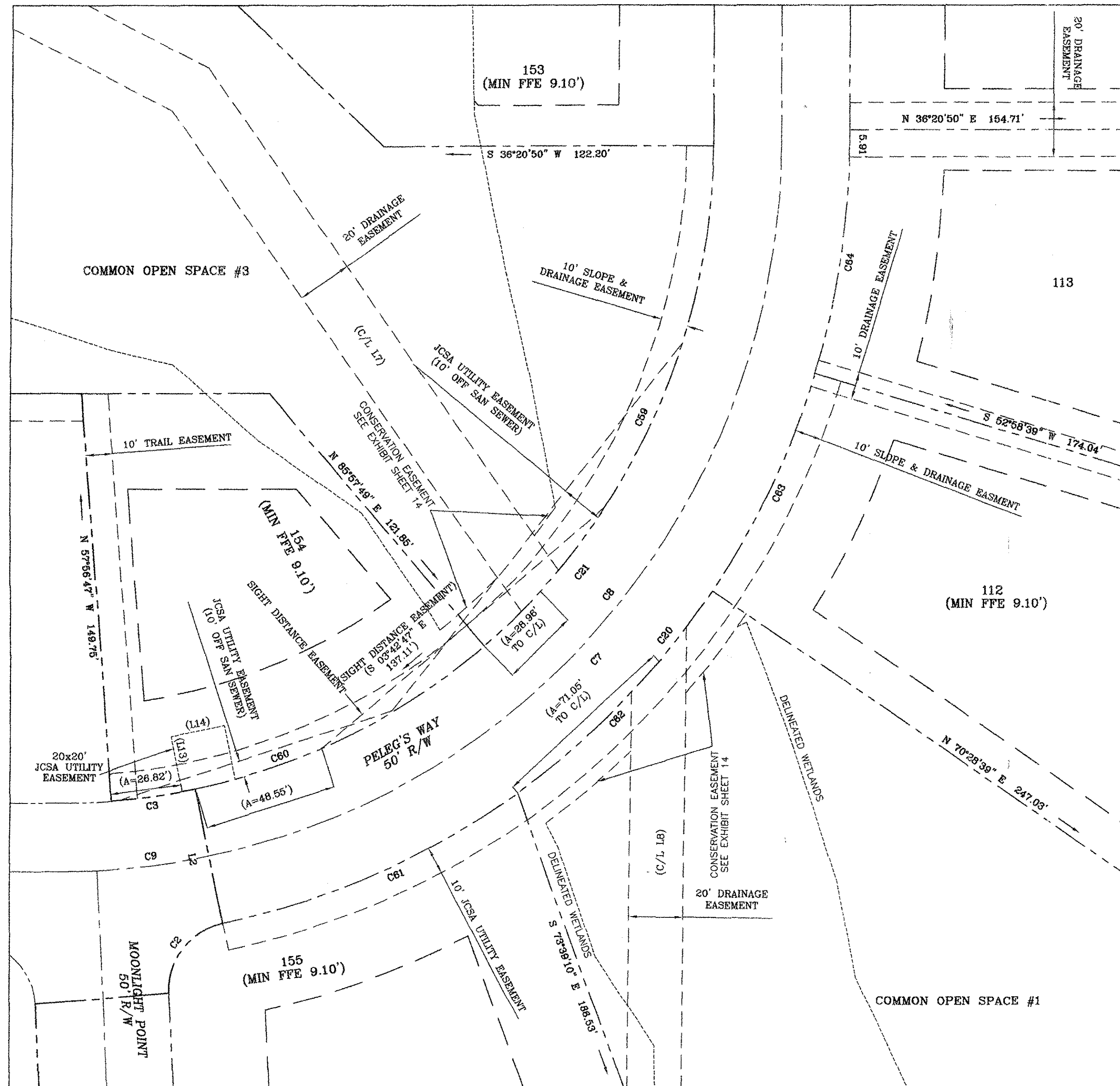


PELEG'S POINT SECTION SIX

JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA

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

SCALE: 1"=30' SEPTEMBER 17, 2014
SHEET 15 OF 17



EASEMENT DETAILS

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

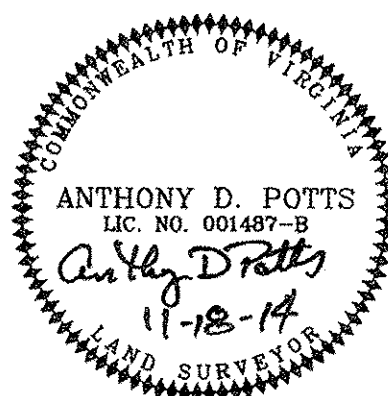
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
6-21-2016

at 3:57 AM/PM, PB PG

Document # 16001190

MONA A. FOLEY, CLERK

Mona A. Foley, Clerk

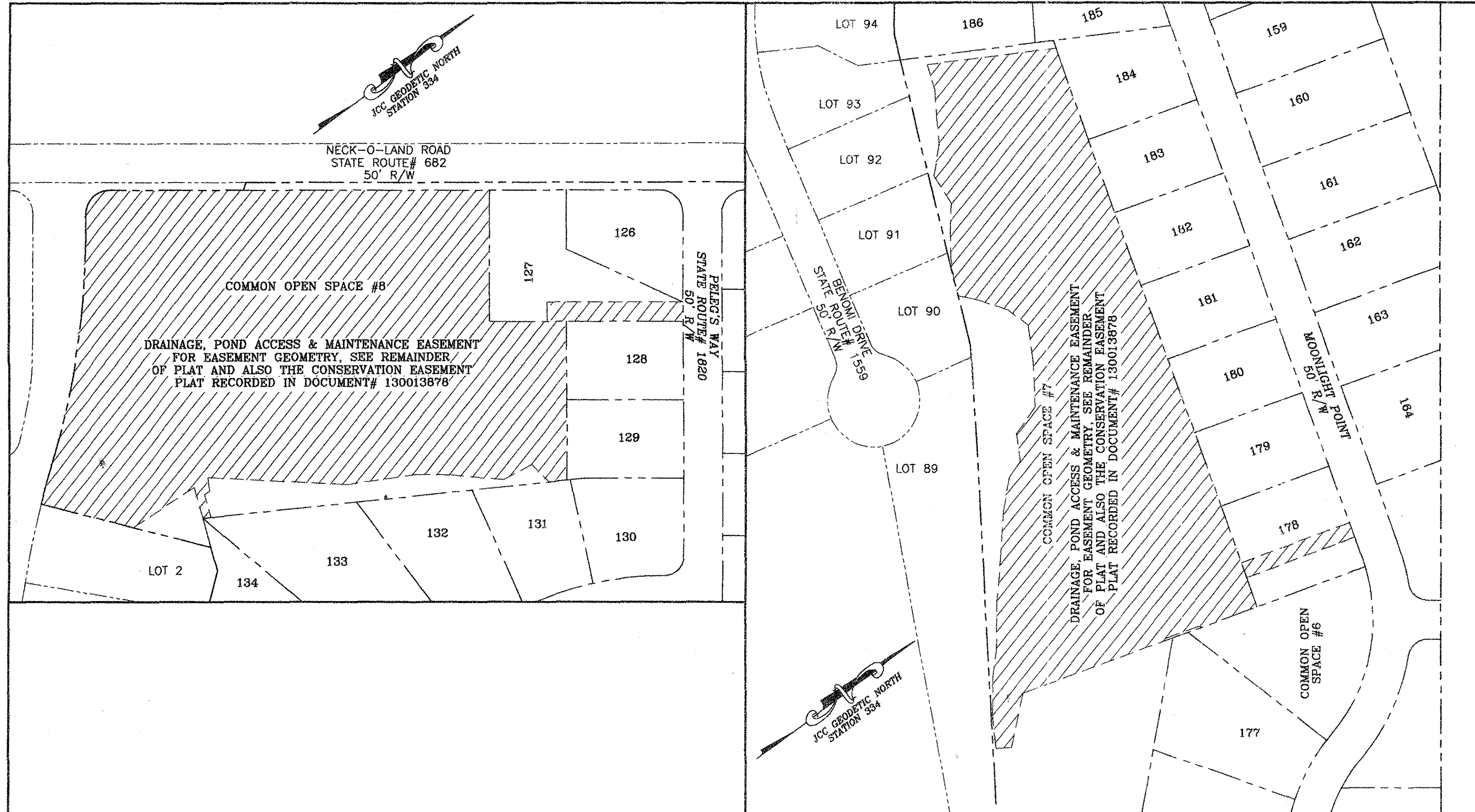


PELEG'S POINT
SECTION SIX
 JAMESTOWN DISTRICT
 JAMES CITY COUNTY, VIRGINIA

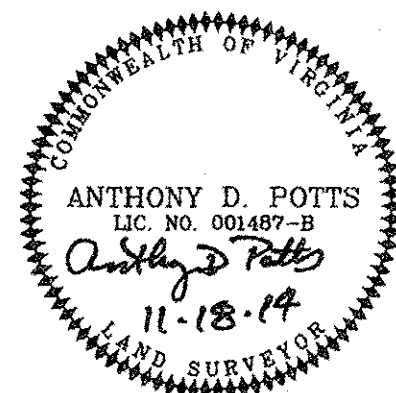
ADPA A.D. POTTS & ASSOCIATES, INC.
 11524 JEFFERSON AVENUE
 NEWPORT NEWS, VIRGINIA 23601

SCALE: 1"=100' SEPTEMBER 17, 2014
 SHEET 16 OF 17

THIS DRAWING PROVIDED AS AN EXHIBIT
 TO SHOW DRAINAGE, POND ACCESS & MAINTENANCE EASEMENTS
 THAT WILL BE IN EFFECT AFTER PLAT RECORDATION.
 OTHER EASEMENTS NOT SHOWN FOR CLARITY



EASEMENT DETAILS



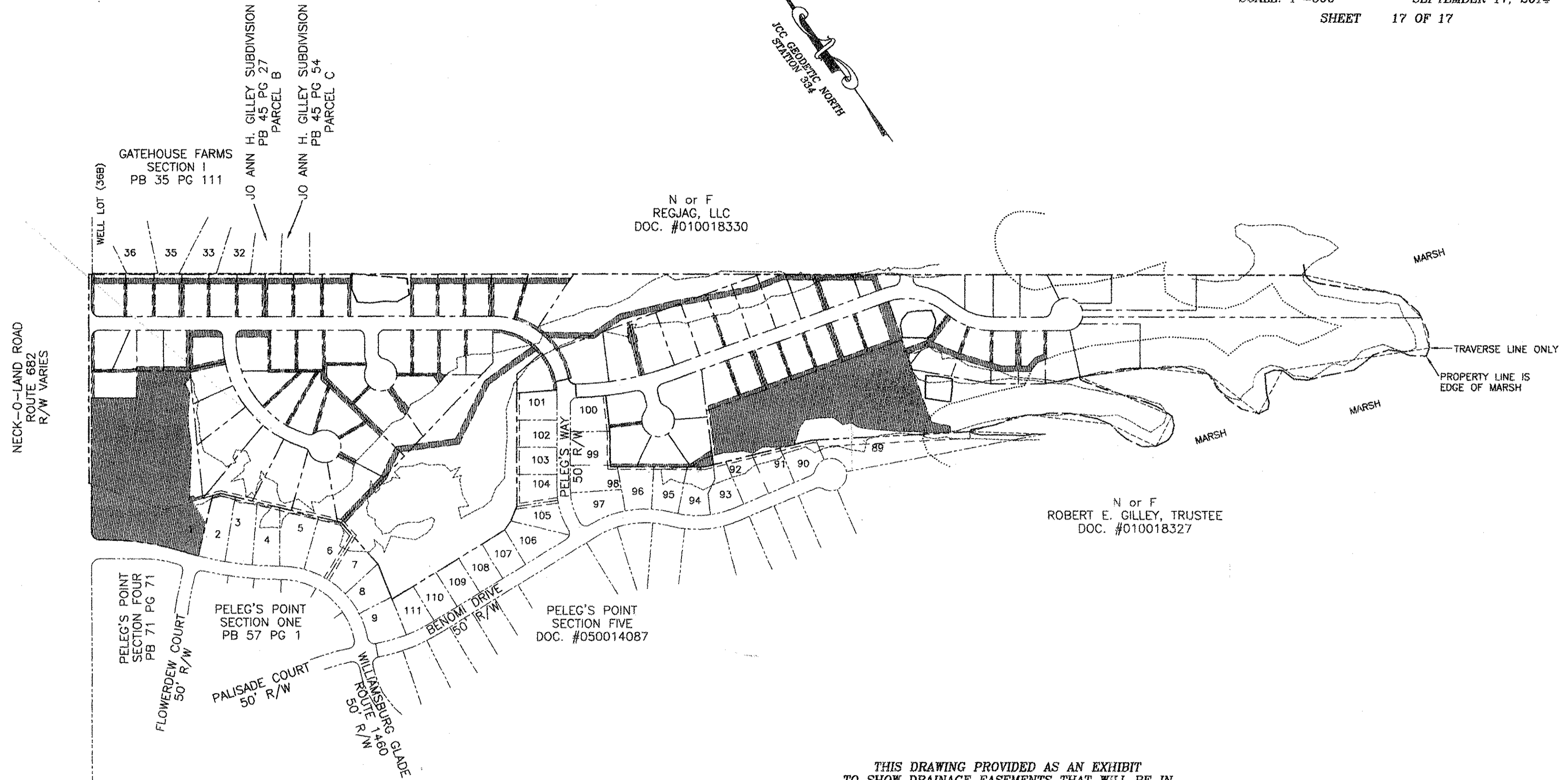
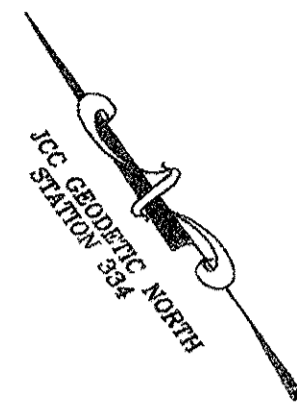
17 Large/Small Plat(s) Recorded
 herewith as # 16001190
 City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
6-21-2016
 at 3:57 AM/PM, PB PG
 Document # 16001190
 MONA A. FOLEY, CLERK
Maat Jey, Clerk



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

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

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



THIS DRAWING PROVIDED AS AN EXHIBIT
 TO SHOW DRAINAGE EASEMENTS THAT WILL BE IN
 EFFECT AFTER PLAT RECORDATION.
 OTHER EASEMENTS NOT SHOWN FOR CLARITY

 NEW DRAINAGE EASEMENTS
 (INCLUDES SLOPE & DRAINAGE EASEMENTS AND
 DRAINAGE, POND ACCESS & MAINTENANCE EASEMENTS)

EASEMENTS THAT ARE ONLY POND ACCESS & MAINTENANCE EASEMENTS NOT SHOWN

17 Large/Grass Plat(s) Recorded
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City of Williamsburg & County of James City
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