

160022757

MINOR SUBDIVISION OF THE NELL G. TAFT ESTATE

JAMES CITY COUNTY CASE # S-0035-2016

PROPERTY BEING PARCEL 1 OF THE GLADYS G. GILLY ESTATE

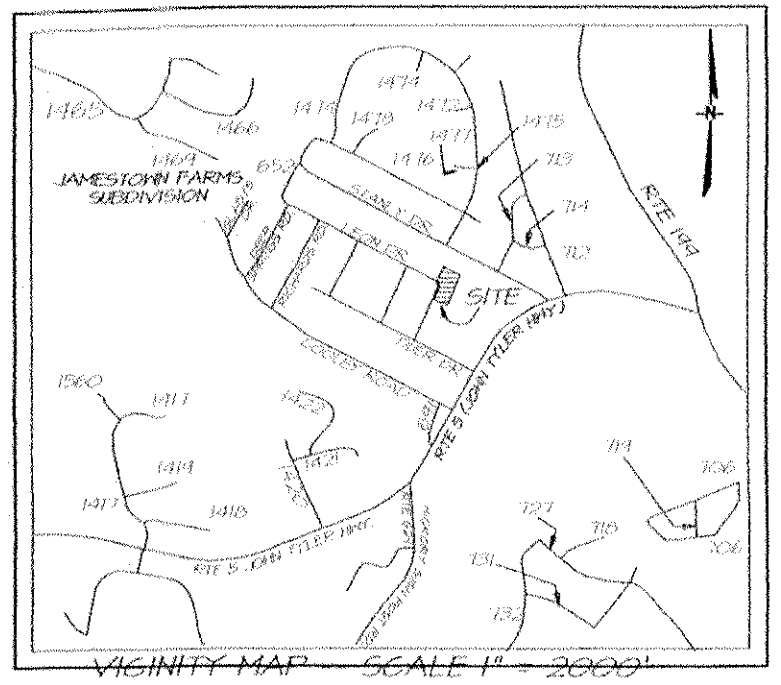
PROPERTY SHOWN IS LOCATED IN JAMESTOWN DISTRICT JAMES CITY COUNTY WILLIAMSBURG, VIRGINIA

PROPERTY ADDRESS 107 LEON DRIVE WILLIAMSBURG, VA. TAX PARCEL ID # 3840870001

PREPARED BY ANGLE & DISTANCE LAND SURVEYING, INC. 264 RACEFIELD DRIVE TOANO, VA. 23160 757-561-5334 PLAT DATE 10-10-16 revised 11-14-16

AREA COMPUTATIONS

ORIGINAL LOT AREA PARCEL 1= 1.266 ACRES (55,146.96 Sq.Ft.)
NEW LOT 1B = 0.402 ACRES (17,511.12 Sq.Ft.)
NEW AREA OF PARCEL 1= 0.863 ACRES (37,542.28 Sq.Ft.)



GENERAL NOTES

BOUNDARY INFORMATION TAKEN FROM PLAT BY H.I.S. LAND SURVEYING FB 60 PAGE 81. THIS SURVEY HAS BEEN PREPARED WITH-OUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTIES SHOWN. PLAT IS BASED ON A CURRENT FIELD SURVEY.

PROPERTY IS ZONED R1, BUILDING SETBACK LINES ARE FRONT = 60' FROM CENTERLINE OF ROAD REAR = 35' SIDE = 15'

PROPERTIES SHOWN ARE NOT LOCATED IN A FLOOD HAZARD AREA. PER FIRM MAP # 51095G0138D, DATED DEC. 16th, 2015.

ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY ORDINANCE 19-34 THROUGH 19-36.

IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.

LOTS SHOWN TO BE SERVED BY PUBLIC SEWER AND WATER.

SIGNS ON THE PROPERTIES WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICULE II, DIVISION 3 OF THE ZONING ORDINANCE

STRUCTURES MAY BE ERRECTED UP TO TWO STORIES AND SHALL NOT EXCEED 35 FEET IN HEIGHT FROM GRADE.

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHOW ON THIS PLAT SHALL REMAIN PRIVATE.

PARCELS SHOWN ARE LOCATED IN THE PRIMARY SERVICE AREA.

NO SUBSURFACE INVESTIGATION WAS PERFORMED UTILITY LINE LOCATIONS ARE APPROXIMATE ONLY.

SOURCE OF TITLE

TITLE TO THE PARCEL SHOWN LIES IN THE NAMES OF THE HEIRS OF THE SARA NELL GILLEY RICHARDSON TAFT ESTATE BY OPERATION OF THE LAST WILL AND TESTAMENT RECORDED IN WILL FILE # 8118. DATED SEPT. 6th, 2013, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY. HEIRS TO LAST WILL AND TESTAMENT ARE, GEORGE EDWIN RICHARDS, RUSSEL LEE RICHARDS AND JANICE R. CERMELE (FORMALLY JANICE S. RICHARDS).

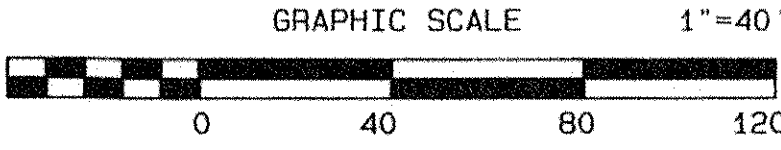
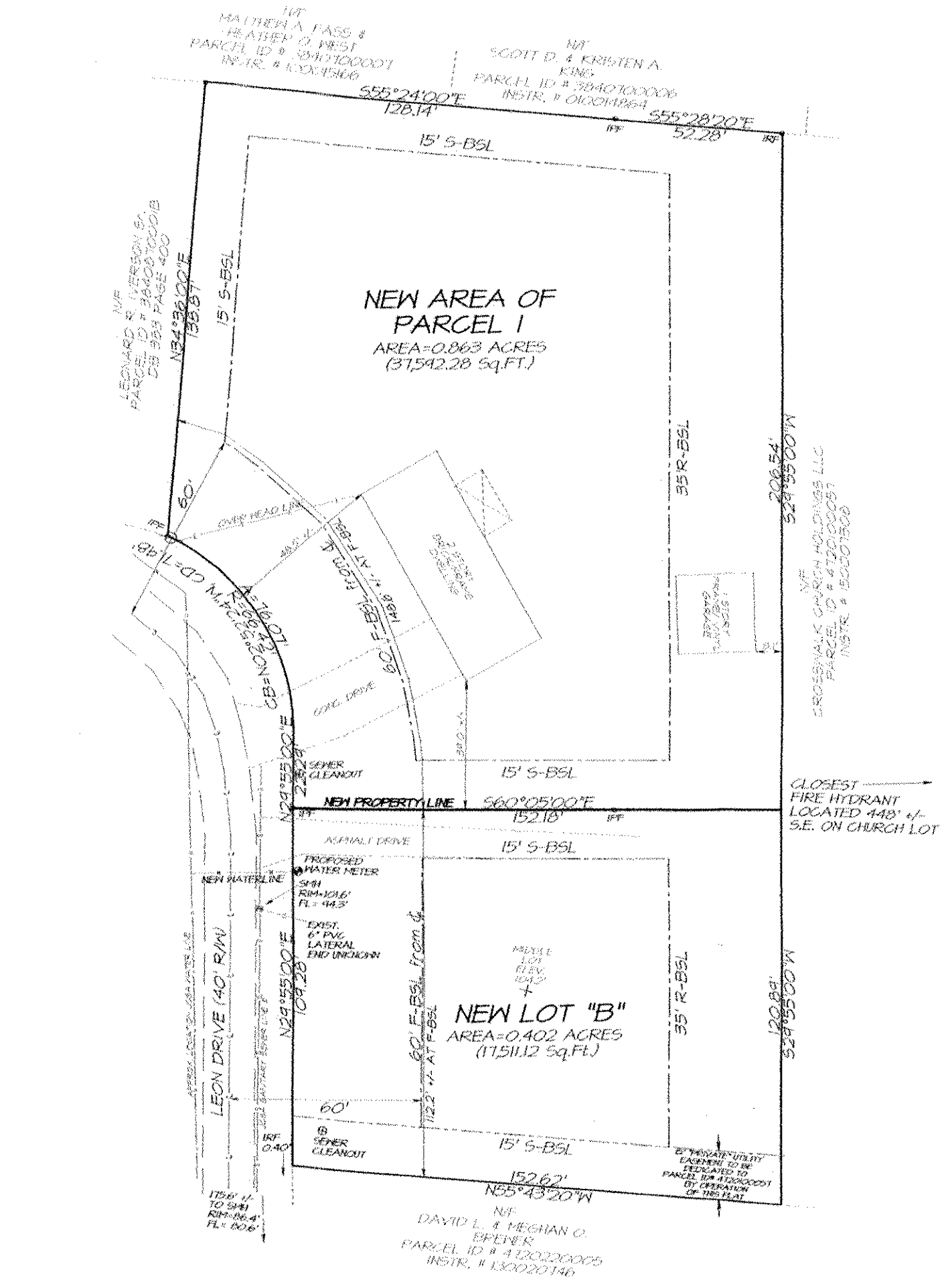
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND JAMES CITY COUNTY ORDINANCES REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY AND WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

Edward C. Carr II L.S.# 2505 DATE 11-16-16

CERTIFICATE OF NOTARIZATION (GEORGE EDWIN RICHARDS)

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF JAMES CITY I, Shawn M. Mills, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGE THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID GIVEN UNDER MY HAND THIS 26th DAY OF November, 2016. Shawn M. Mills MY COMMISSION EXPIRES 5/31/20



SHAWN M. MILLS Notary Public Commonwealth of Virginia 7515754 My Commission Expires 05/31/2020

OWNERS CONSENT

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES. 11/26/2016 George Edwin Richards (COURT APPOINTED EXECUTOR OF THE ESTATE OF N. G. TAFT)

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY Glen Cook DATE 11-30-16 VIRGINIA DEPT. OF TRANSPORTATION Glenn Brubaker DATE 23/11/2016

Large Small Plat(s) Recorded herewith as # 160022757

STATE OF VIRGINIA

COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 20 DAY OF DECEMBER 2016 @ 3:09 p.m. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE AND OR INSTRUMENT NUMBER 160022757. MONA A. FOLEY, CLERK. TESTE: Catherine Fletcher Deputy Clerk PROPERTY IS TAX PARCELS ID # 3840870001

