

S-0047-2013

VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES

BOUNDARY INFORMATION TAKEN FROM PHYSICAL SURVEY BY ROGER SPEARMAN, RECORDED IN DB 258 PAGE 498. THIS SURVEY HAS BEEN PREPARED WITHOUT 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. POINTS FOUND AND LOCATED FOR THERE RELATIONSHIP TO ONE ANOTHER.

PROPERTY IS ZONED R2- AA. BUILDING SETBACK LINES ARE FRONT = 50' FROM CENTERLINE OF ROAD REAR = 35' SIDE = 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 SURVEYORS CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISIONS OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED, IN WRITING, WITH THE AGENT.

PROPERTIES SHOWN ARE NOT LOCATED IN A FLOOD HAZARD AREA.

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

ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

LOTS SHOWN IS LOCATED IN THE PRIMARY SERVICE AREA AND WILL BE SERVED BY PUBLIC SEWER, AND WATER.

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

STRUCTURES MAY BE ERECTED 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.

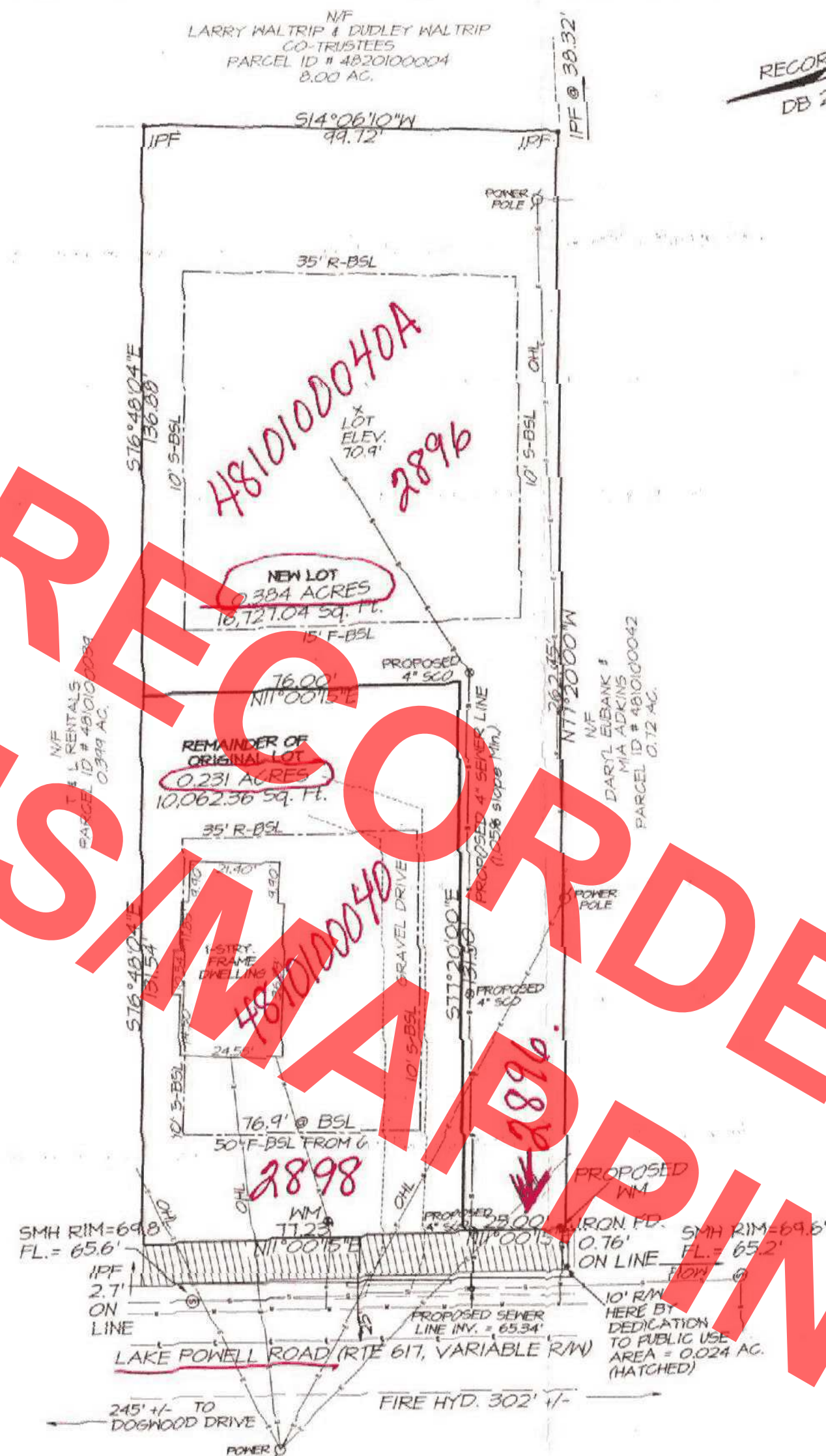
NO SUBSURFACE INVESTIGATION WAS PERFORMED. UTILITY LINE LOCATIONS ARE APPROXIMATE ONLY.

SOURCE OF TITLE

PARCEL # 4810100040, WAS CONVEYED TO IVELL MARIE HODGES-REICANT & SAMUEL L. HODGES III BY INSTRUMENT NUMBER 090011016, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY.

NF
LARRY WALTRIP & DUDLEY WALTRIP
CO-TRUSTEES
PARCEL ID # 4820100004
8.00 AC.

RECORD MERIDIAN
-Z
DB 258 PG. 498



HODGES MINOR SUBDIVISION OF THE PROPERTY STANDING IN THE NAMES OF IVELL MARIE HODGES-REICANT SAMUEL L. HODGES III

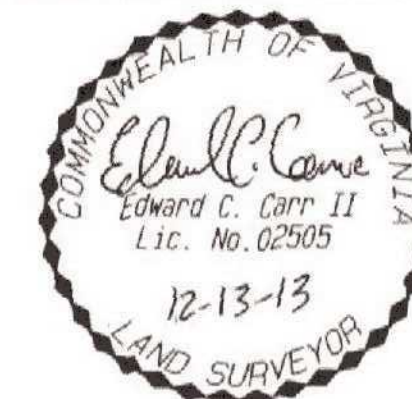
PROPERTY BEING
A PORTION OF
THE SHORT NECK TRACT
PROPERTY SHOWN IS LOCATED
IN ROBERTS DISTRICT
JAMES CITY COUNTY
WILLIAMSBURG, VIRGINIA

PROPERTY ADDRESS
2898 LAKE POWELL ROAD
WILLIAMSBURG, VA
TAX PARCEL ID # 4810100040

PREPARED BY
ANGLE & DISTANCE LAND SURVEYING, INC.
269 RACEFIELD DRIVE, TOANO, VA. 23168
757-561-6334
PLAT DATE 10-15-13

AREA COMPUTATIONS

ORIGINAL LOT AREA = 0.639 AC. (27,834.84 Sq. Ft.)
NEW LOT = 0.384 AC. (16,121.04 Sq. Ft.)
REMAINDER ORIGINAL LOT = 0.231 AC. (10,062.36 Sq. Ft.)
VDOT R/W DEDICATION = 0.024 AC. (1045.44 Sq. Ft.)



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.

DATE 1-2-14 SIGNATURE [Signature]

DATE 1-2-14 SIGNATURE [Signature]

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, Ashley Turner Brooks, 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 13th DAY OF January, 2014.
Ashley Turner Brooks MY COMMISSION EXPIRES April 30, 2015

STATE OF VIRGINIA

COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 13th DAY OF January, 2013.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE
AND OR INSTRUMENT NUMBER

TESTE: CLERK

BY:
PROPERTY IS TAX PARCELS ID # 4810100040

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
DATE 1-3-14

VIRGINIA DEPT. OF TRANSPORTATION
DATE 12/17/13

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 12-13-13
EDWARD C. CARR II L.S.# 2505 DATE

GIS Name: 4810100040-01