

AREA TABULATION

LOTS	73.5451 AC.
R/W	4.5529 AC.
TOTAL	78.0980 AC.

CURRENT ZONING: R 1



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, 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 HAVE BEEN COMPLIED WITH. GIVEN UNDER MY HAND THIS 31<sup>st</sup> DAY OF October 1990

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANNE F. & DAVID M. MURRAY WILLIAMSBURG FARMS, INC. TO WESSEX HUNDRED DEVELOPMENT, INC. BY DEEDS DATED 5/1/88 & 10/1/88 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN BOOK 406 & PAGE 179 & 180.

**OWNER'S CERTIFICATE**

THIS SUBDIVISION OF PROPERTY AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.  
 Wessex Hundred Development, Inc.  
 BY: Robert Emmett, Pres.

STATE OF VIRGINIA  
 COUNTY OF WILLIAMSBURG  
 I, A. ELIZABETH CHENEY, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID DO HEREBY CERTIFY THAT ROBERT EMMETT III WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF THE 25<sup>th</sup> DAY OF OCTOBER 1990 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 31<sup>st</sup> DAY OF OCTOBER 1990.  
 A. Elizabeth Cheney  
 MY COMMISSION EXPIRES April 30, 1994

**CERTIFICATE OF APPROVAL**

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

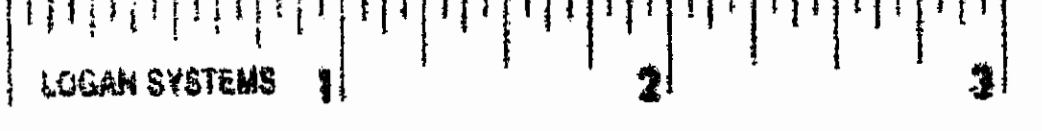
DATE: Nov 13, 1990  
 DATE: 11/13/90  
 DATE: 11/13/90

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 16<sup>th</sup> DAY OF Nov 1990 AS THE LAW DIRECTS.

CLERK: Helene S. ...  
 BOOK: 53 PAGE: 37

- NOTES:
- FIGURES IN PARENTHESES REFLECT LOT AREA ABOVE APPROXIMATE WETLAND LINE.
  - ALL LOTS SERVED BY PUBLIC WATER AND SEWER, HOWEVER LOT OWNER RESPONSIBLE FOR GRINDER PUMP.
  - LOT OWNER TO PROVIDE, INSTALL AND MAINTAIN INDIVIDUAL GRINDER PUMPS.
  - ALL ROADS IN THIS SUBDIVISION ARE TO BE MAINTAINED BY THE CONSERVANCY AT JOCKEY'S NECK HOME OWNERS ASSOCIATION. THE STREETS IN THIS SUBDIVISION SHALL NOT BE MAINTAINED BY V. D. O. T. OR JAMES CITY COUNTY.
  - THE 100' BUFFER IS A LINE ESTABLISHED BY THE CHESAPEAKE BAY ACT PARALLEL TO AND 100' FROM THE EDGE OF WETLANDS.
  - THE APPROXIMATE EDGE OF WETLANDS AS SHOWN ON THIS PLAT IS BASED ON JAMES CITY COUNTY TOPO MAPS AND A FIELD INVESTIGATION CONDUCTED JANUARY, 1990.
  - THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY.
  - DRAINAGE EASEMENTS REFERED TO HEREON ARE TO BE GRANTED TO THE CONSERVANCY AT JOCKEY'S NECK HOMEOWNERS ASSOCIATION.
  - UTILITIES (WATER & SEWER) EASEMENTS REFERED TO HEREON ARE TO BE GRANTED TO J.C.S.A. CENTERLINES OF WATER MAIN AND FORCE MAIN ARE CENTERLINES OF 10 FOOT EASEMENTS.

SETBACKS	BY COVENANTS	BY ORDINANCE
FRONT	150'	35'
SIDE	30' MIN. WITH 80' MIN. COMBINED EITHER SIDE OF LOT LINE	15'
REAR	100' FROM REAR LINE OR TIDAL WETLANDS, WHICH EVER IS GREATER.	35'



**PLAT OF THE CONSERVANCY AT JOCKEY'S NECK**

BEING A SUBDIVISION OF PROPERTY OF WESSEX HUNDRED DEVELOPMENT, INC. JAMES CITY COUNTY, VIRGINIA  
 DATE: 10/25/90 SCALE: 1" = 200'  
 LANGLEY and McDONALD, P.C.  
 A PROFESSIONAL CORPORATION  
 ENGINEERS - PLANNERS - SURVEYORS  
 VIRGINIA BEACH & WILLIAMSBURG, VIRGINIA  
 DWG # 3802

REVISED: 11-12-90