

030038550

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CW ENTERPRISES II, L.L.C. TO VINCENT A. CAMPANA BY DEED DATED 11/16/03 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 030036796 (LOT2), AND WAS CONVEYED BY LEE K. WEST TO VINCENT A. CAMPANA BY DEED DATED 10/06/03 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 030030143 (LOT 1).

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

OWNER: VINCENT A. CAMPANA

BY: [Signature] 11/26/03
SIGNATURE DATE

VINCENT A. CAMPANA

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia

CITY/COUNTY OF James City County

I, Melissa Leay 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 ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 26th DAY OF November, 2003. MY COMMISSION EXPIRES 08/31/2004

Melissa Leay Commissioned as Melissa Leay
(SIGNATURE)

SURVEYOR'S CERTIFICATE:

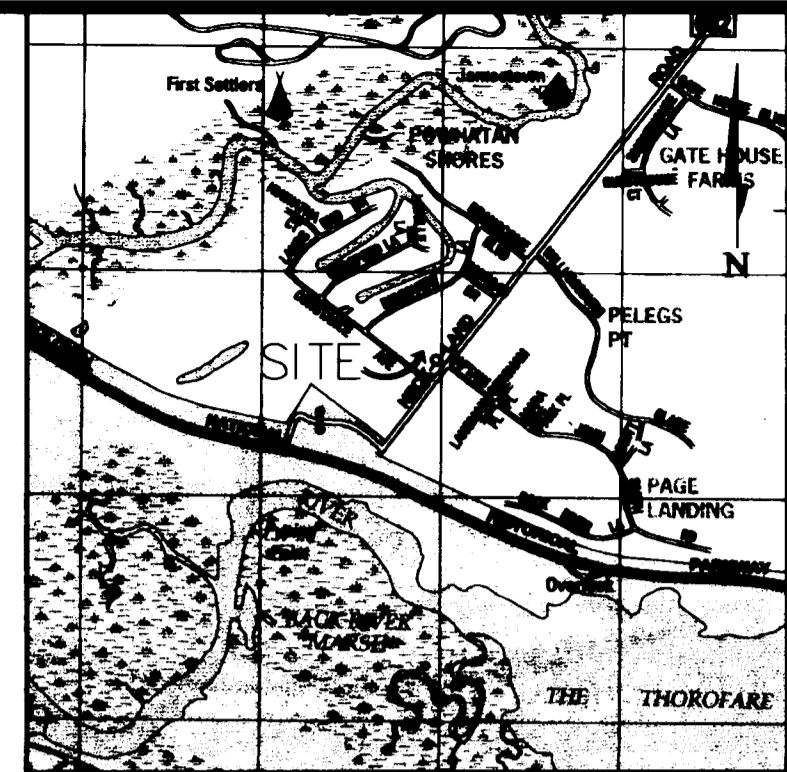
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Peter Farrell 11-25-03
PETER FARRELL, LS NO. 002036 DATE



NOTES:

1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 4730100064A AND 4730100064B
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD-PLAIN) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0045 B, DATED FEB. 6, 1991.
3. THIS PROPERTY IS ZONED R8
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. THE REFERENCES USED IN THE PREPARATION OF THIS SURVEY ARE:
P.B. 41, PAGE 18
P.B. 41, PAGE 88
INST. NO. 030030143
INST. NO. 000007628
7. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 334
N: 3609495.834
E: 11989130.197
8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 through 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
11. SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
12. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY 'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
13. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(c)(1) OF THE JAMES CITY COUNTY CODE.
14. NATURAL OPEN SPACE EASEMENTS IF ANY SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT, OR UNLESS COUNTY APPROVAL FOR CHANGES TO THE DEED OF EASEMENT ARE APPROVED IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES.
15. ANY OLD WELLS THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
16. 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, OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF JCSA.



VICINITY MAP
SCALE: 1"=2,000'±
PERMITTED USE NO. 20203118

**BOUNDARY LINE ADJUSTMENT
OF
LOT 1 AND LOT 2
NECK-O-LAND ACRES**

JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA

DATE: NOV. 25, 2003
SHEET 1 OF 2

CERTIFICATE OF APPROVAL:

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

N/A
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

12/1/03
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 10th DAY OF Dec, 2003 AS THE LAW DIRECTS. at 9:15 a.m.

TESTE: [Signature] CLERK

DOCUMENT NO. 030038550

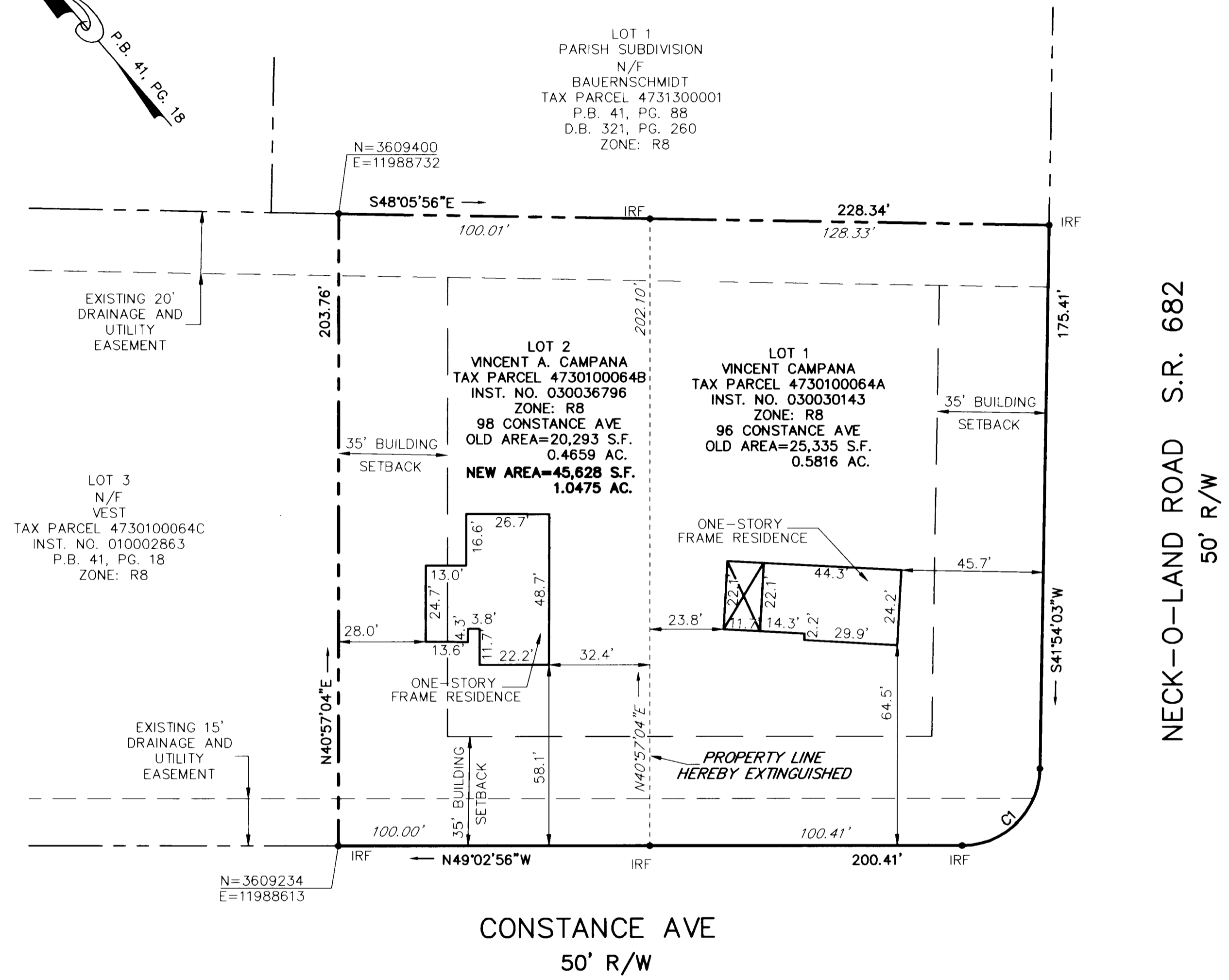
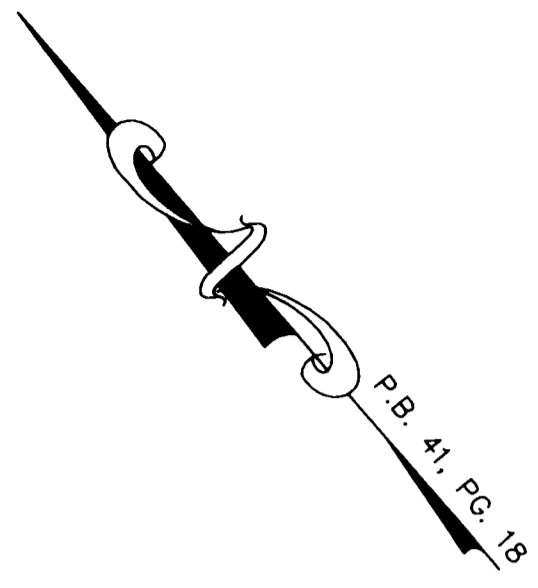


4029 Ironbound Road
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5544 Greenwich Road
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Virginia Beach, VA 23462
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Email: lmdg@landmarkdg.com

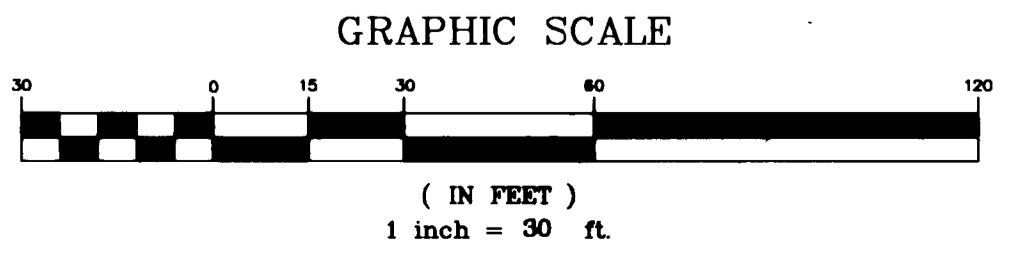
2003203-000.00 Compans-BA Plat-Necko-Land Rd\Neck-bia.dwg

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	25.00'	38.86'	24.59'	35.06'	N86°25'37"E	89°03'21"



**BOUNDARY LINE ADJUSTMENT
OF
LOT 1 AND LOT 2
NECK-O-LAND ACRES**

JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=30' DATE: NOV. 25, 2003
SHEET 2 OF 2



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Dec. 10, 2003
at 9:15 AM/PM, P.B. 41, PG. 18
DOCUMENT # 030038550
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



**LANDMARK
DESIGN GROUP**
Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants

4029 Ironbound Road
Suite 100
Williamsburg, VA 23188
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Virginia Beach, VA 23462
Tel. (757) 473-2000
Fax (757) 497-7933
Email: lmdg@landmarkdg.com

2003203-000.00 Compans - BLA Plat - Necko - Land Rd - Neck - bldg.dwg