

# 040009703

**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.

DATE 3-11-04 Peter Farrell  
PETER FARRELL, LS 002036



**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WESSEX HUNDRED DEVELOPMENT, INC. TO R.A. STAPLES CONTRACTING COMPANY BY DEED DATED 01/02/2001 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 010000302.

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS LOT 1 PHASE III THE VINEYARDS AT JOCKEY'S NECK IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, PROPRIETOR AND/OR TRUSTEE.

DATE 3-18-04 R.A. Staples  
RA STAPLES

**CERTIFICATE OF NOTARIZATION**

STATE OF Virginia  
CITY/COUNTY OF James City County  
I, Melissa Long A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS/ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 18 DAY OF March, 2004.  
MY COMMISSION EXPIRES 03/31/04

Melissa Long Commissioner  
Melissa Snow  
SIGNATURE

**CERTIFICATE OF APPROVAL**

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

DATE 3/18/04 Ag Staples  
VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE 3/29/04 [Signature]  
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 7th DAY OF April, 2004 AS THE LAW DIRECTS.

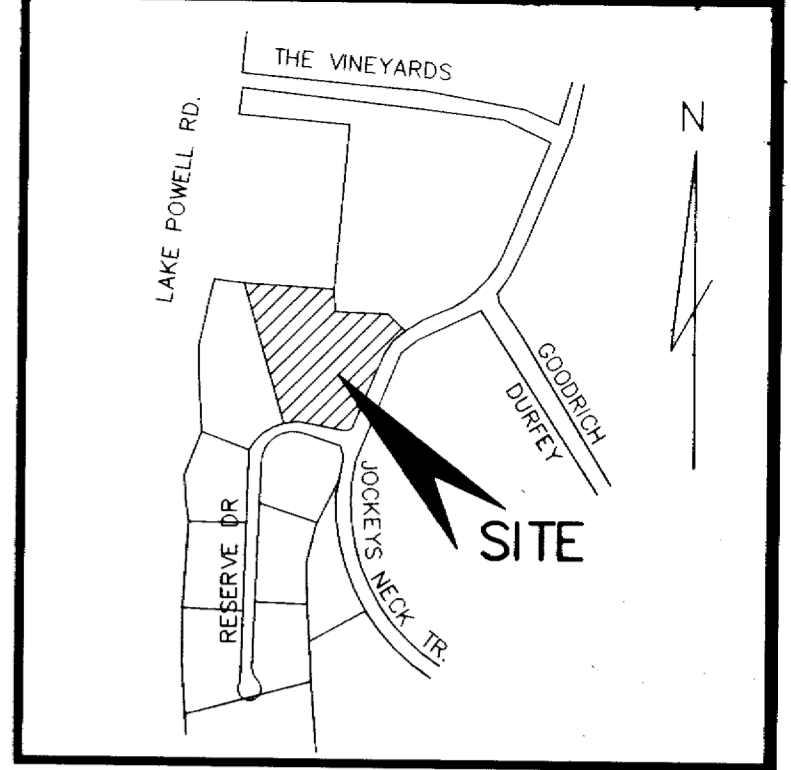
TESTE: Betsy B. Woolridge CLERK

DOCUMENT NO. 040009703

City of Williamsburg & County of James City  
Circuit Court. This PLAT was recorded on 7 April 2004  
at 3:50 AM/PM. PB --- PG ---  
DOCUMENT # 040009703  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

**NOTES:**

1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 4830300001 AND IS ZONED R-1
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO.510201-0045 B, DATED FEB. 6, 1991.
3. TOTAL NUMBER OF PROPOSED BUILDING LOTS: 2  
AREA TABULATION:  
TOTAL AREA OF LOT 1: 4.0352 AC.  
AREA OF LOT 1A: 1.9753 AC.  
AREA OF LOT 1B: 2.0599 AC.  
TOTAL AREA IN LOTS: 4.0352 AC.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
6. THE FOLLOWING REFERENCES WERE USED IN PREPARATION OF THIS PLAT:  
PLAT BOOK 79, PG. 71-73  
INSTRUMENT NO. 010000302  
DEED BOOK 389, PG. 365
7. THIS PROPERTY IS MORE THAN A MILE FROM COUNTY CONTROL AND THEREFORE IS NOT TIED TO COUNTY DATUM.
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. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
10. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
11. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
12. 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.
13. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
14. 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.



VICINITY MAP

MINIMUM SETBACK REQUIREMENTS:  
FRONT YARD 40'  
SIDE YARD 15'  
REAR YARD 35'

**SUBDIVISION OF  
LOT 1, PHASE 3  
THE VINEYARDS AT JOCKEY'S NECK**

PROPERTY OF  
**R.A. STAPLES CONTRACTING COMPANY**

JAMESTOWN DISTRICT  
JAMES CITY COUNTY VIRGINIA  
DATE: 02/13/04  
REVISED: 03/11/04  
SHEET 1 OF 2



Engineers • Planners • Surveyors  
Landscape Architects • Environmental Consultants  
4029 IRONBOUND ROAD SUITE 100  
WILLIAMSBURG, VIRGINIA  
(757) 253-2975 FAX: (757) 229-0049

N/F  
REYNOLDS  
INST. NO. 980004574  
ZONE R-2

N/F  
WESSEX HUNDRED  
DEVELOPMENT, INC.  
D.B. 389 PG. 365  
ZONE R-1

N/F  
GUY  
LOT 2  
THE VINEYARDS AT  
JOCKEY'S NECK  
INST. NO. 01000565  
P.B. 79, PG. 71-73  
ZONE R-1

LOT 1-A  
86,045 S.F.  
1.9753 AC.

LOT 1-B  
89,727 S.F.  
2.0599 AC.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	169.40'	350.00'	86.39'	167.75'	S35°35'33"W	27°43'52"
C2	46.03'	30.00'	28.93'	41.65'	S65°40'27"W	87°54'50"
C3	104.82'	170.00'	54.14'	103.17'	N88°27'13"W	35°19'44"

LEGEND

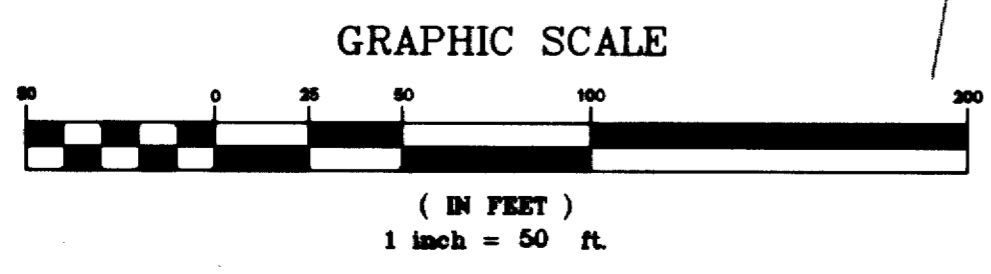
	UTILITY EASEMENT
	PROPERTY LINE
	BUILDING SETBACK LINE
	IRON ROD TO BE SET
	IRON ROD SET

SUBDIVISION OF  
LOT 1, PHASE 3  
THE VINEYARDS AT JOCKEY'S NECK  
PROPERTY OF  
R.A. STAPLES CONTRACTING COMPANY

JAMESTOWN DISTRICT  
JAMES CITY COUNTY VIRGINIA  
SCALE: 1"=50' DATE: 02/13/04  
REVISED: 03/11/04  
SHEET 2 OF 2

**LANDMARK**  
**DESIGN GROUP**

Engineers • Planners • Surveyors  
Landscape Architects • Environmental Consultants  
4029 IRONBOUND ROAD SUITE 100  
WILLIAMSBURG, VIRGINIA  
(757) 253-2975 FAX: (757) 229-0049



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
7 April 2004  
at 9:50 AM/PM. PB.      PG.       
DOCUMENT # 04000970.3  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

