

#050016356

FAMILY SUBDIVISION OF THE PROPERTY STANDING IN THE NAMES OF ARMOND B. & LINDA C. CAMPBELL

BEING
5.52 +/- ACRES
LOCATED IN
STONEHOUSE DISTRICT
JAMES CITY COUNTY, VA.
PROPERTY ADDRESS
250 PEACH STREET
WILLIAMSBURG, VA 23188
TAX PARCEL # 2320100024

PREPARED BY
ANGLE & DISTANCE LAND SURVEYING INC.
156 OLD STAGE RD., TOANO, VA. 23168
PHONE (757) 566-1206

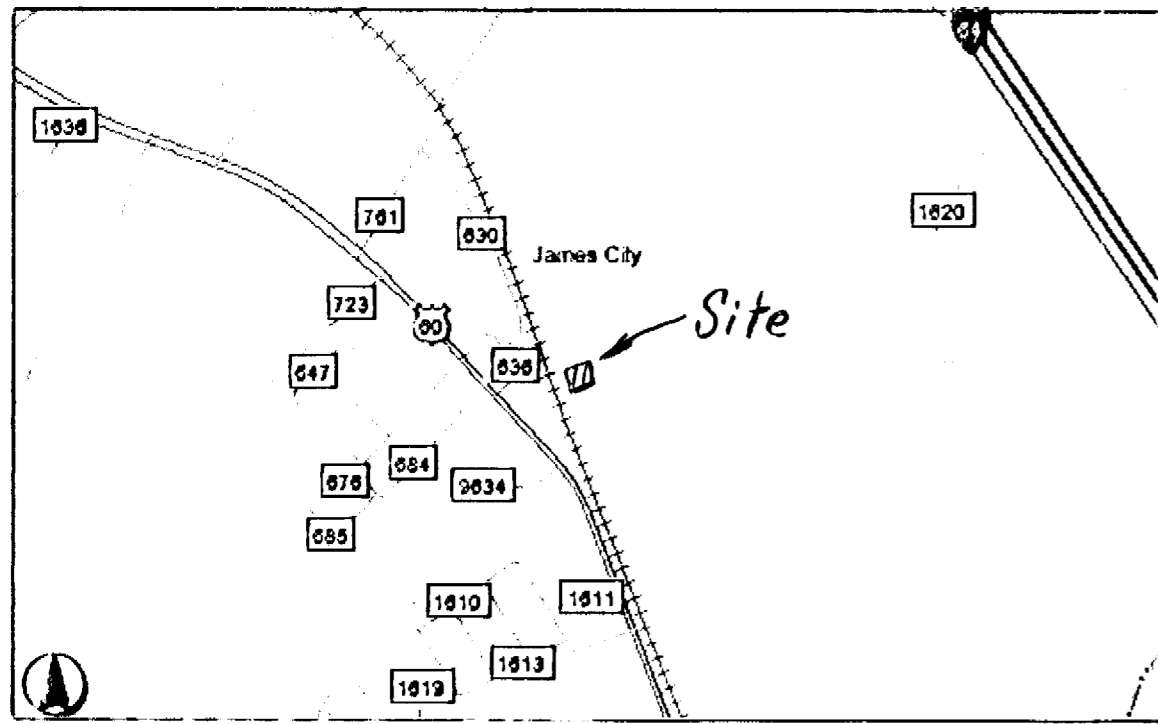
PLAT PREPARED 5-11-05

AREA CALCULATION

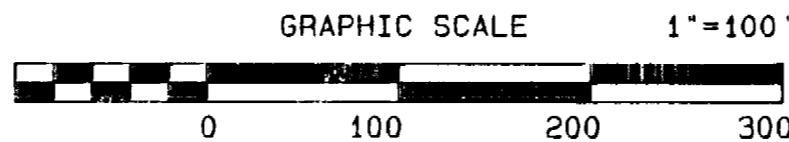
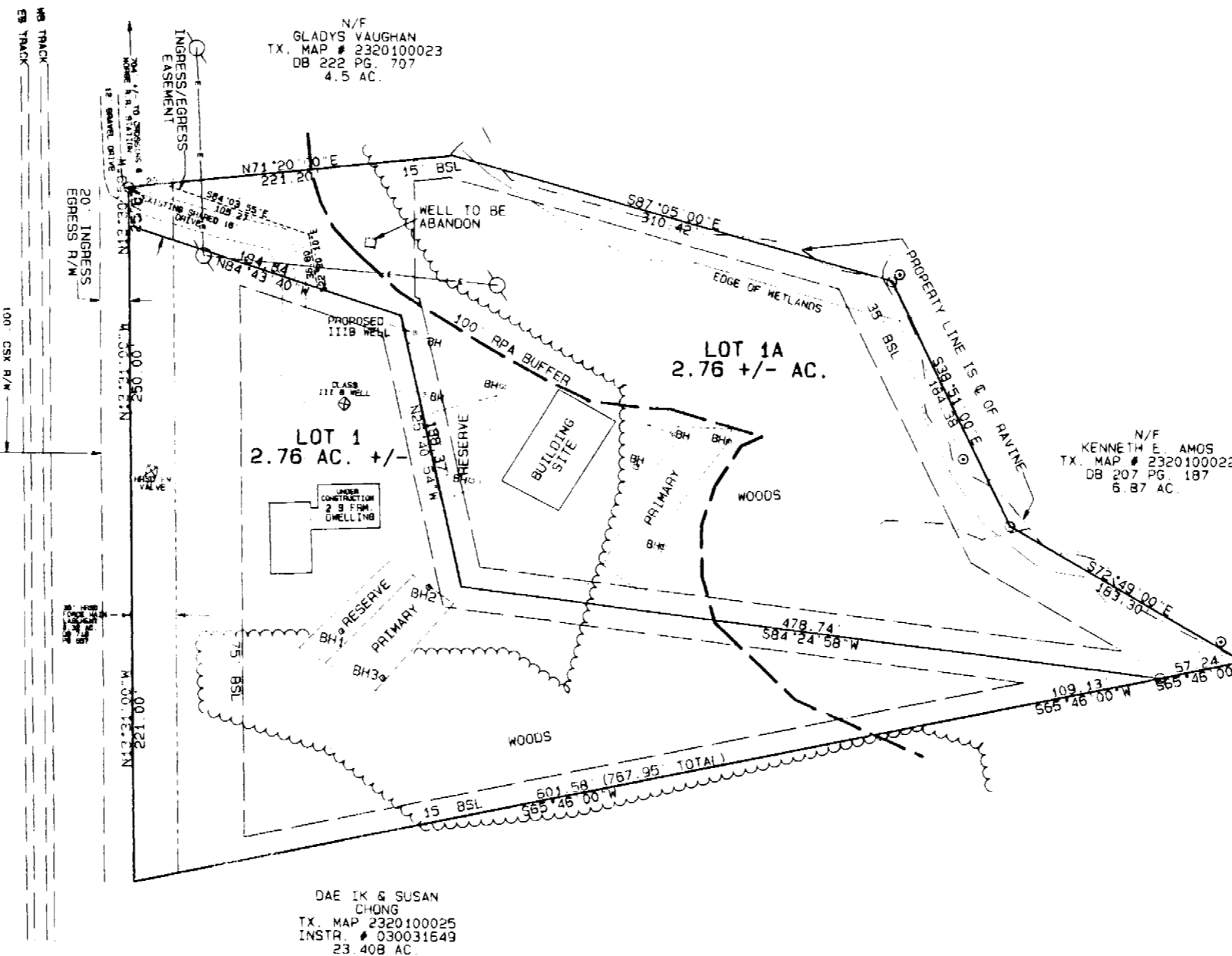
ORIGINAL PARCEL = 5.52 AC +/-
LOT 1A = 2.76 AC +/-
REMAINDER LOT 1 = 2.76 AC +/-

GENERAL NOTES

- A) BOUNDARY INFORMATION TAKEN FROM PLAT BY STEPHEN SIPHENS, DB 109 PG. 686 DATED 1966. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT REFLECT ALL COVENANTS, SERVITUDES AND EASEMENTS OF RECORD THAT COULD AFFECT PROPERTY SHOWN.
- B) PROPERTY IS ZONED A1. BUILDING SET BACK LINES ARE FRONT = 75' REAR = 35' SIDE = 15'
- C) PROPERTY SHOWN LIES IN FLOOD ZONE X. AREA DETERMINED TO BE OUTSIDE THE 500 YR. FLOOD PLAIN, BY F.I.R.M. MAP # 510201-0020B EFFECTIVE DATE FEB. 6th, 1991.
- D) WETLANDS AND LANDS IN THE R.P.A. AREAS SHALL REMAIN IN A NATURAL AND UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7C(1) OF THE JAMES CITY CO. CODE.
- E) UNLESS OTHERWISE STATED, ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
- F) ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY CO. SUBDIVISION ORDINANCE SEC. 19-35.
- G) PROPERTY TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS. ALL PERMITTING AND REQUIREMENTS FOR WELLS AND SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH STATE HEALTH DEPARTMENT REGULATIONS.
- H) THIS PLAT REPRESENTS A FAMILY SUBDIVISION OF THE PROPERTY OF ARMOND B. & LINDA C. CAMPBELL. IN ACCORDANCE WITH SEC. 19-17 OF THE JAMES CITY CO. SUBDIVISION ORDINANCE, PARCEL 1A, TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER AS DEFINED IN THE SUBDIVISION ORDINANCE.
- I) INGRESS/EGRESS EASEMENT SHOWN SHALL REMAIN A PRIVATE EASEMENT AND IS TO BE MAINTAINED BY ADJACENT OWNERS, TO BE PASSABLE IN ALL WEATHER BY EMERGENCY VEHICLES.
- J) EXISTING WELL TO BE ABANDONED IN ACCORDANCE WITH JAMES CITY COUNTY REGULATIONS.
- K) IN ACCORDANCE WITH SECTION 24-214(B) OF THE JAMES CITY COUNTY ZONING ORDINANCE LOTS OF LESS THAN SIX ACRES RECORDED OR IN EXISTENCE PRIOR TO MAY 1st, 1989, THE DATE OF ADOPTION OF THIS SECTION, SHALL BE PERMITTED TO BE SUBDIVIDED INTO TWO LOTS FOR SINGLE-FAMILY RESIDENTIAL USE SO LONG AS NO LOT IS LESS THAN TWO ACRES.
- L) SEPTIC TANK AND SOIL INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY THE HEALTH DEPT. PRIOR TO ANY NEW CONSTRUCTION.



VICINITY MAP SCALE 1"=2000'



Large/Small Plat(s) Recorded
herewith as # 050016356

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
20 July 2005
at 2:57 AM/PM PB — PG —
DOCUMENT # 050016356
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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 July, 2005
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD
AS THE LAW DIRECTS IN PLAT BOOK — PAGE —
AND OR INSTRUMENT NUMBER 050016356
TESTE: Betsy B. Woolridge CLERK
BY: Claudia H. Binkholz, D. Clark
PROPERTY IS TAX PARCEL ID # 2320100024

SOURCE OF TITLE

TAX PARCEL # 2320100024 LIES IN THE NAMES OF ARMOND B. & LINDA C. CAMPBELL. THE PROPERTY SHOWN WAS CONVEYED BY THE EXECUTOR OF THE ESTATE OF TELA E. DYER (JOE E. BRIGGS) AT INSTRUMENT # 030037376 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY.

OWNERS CONSENT

THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS PROPRIETORS AND OR TRUSTEES, WITH THE

ARMOND B. CAMPBELL

OWNER: Armond B. Campbell DATE 7-15-05

LINDA C. CAMPBELL

OWNER: Linda C. Campbell DATE 7-15-05

CERTIFICATE OF NOTARIZATION

STATE OF VA COUNTY OF James City
A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE UNDERSIGNED HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY OF James City,
15 THIS DAY OF July, 2005
MY COMMISSION EXPIRES 10/31/2005. 2005
Linda J. Weller
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY
[Signature] DATE 7/15/05

VIRGINIA DEPARTMENT OF HEALTH
[Signature] DATE 7-11-05

VIRGINIA DEPARTMENT OF TRANSPORTATION
[Signature] DATE 7/13/05

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

Edward C. Carr II 7-12-05
EDWARD C. CARR II L.S. # 2505

