#0600004168

FAMILY SUBDIVISION

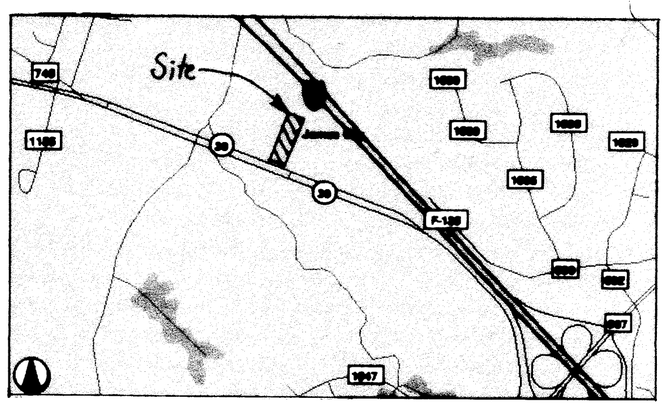
OF THE PROPERTY STANDING IN THE NAMES OF

FREDERICK M. & REBECCA M. LEE
PARCE ID # 1310100014

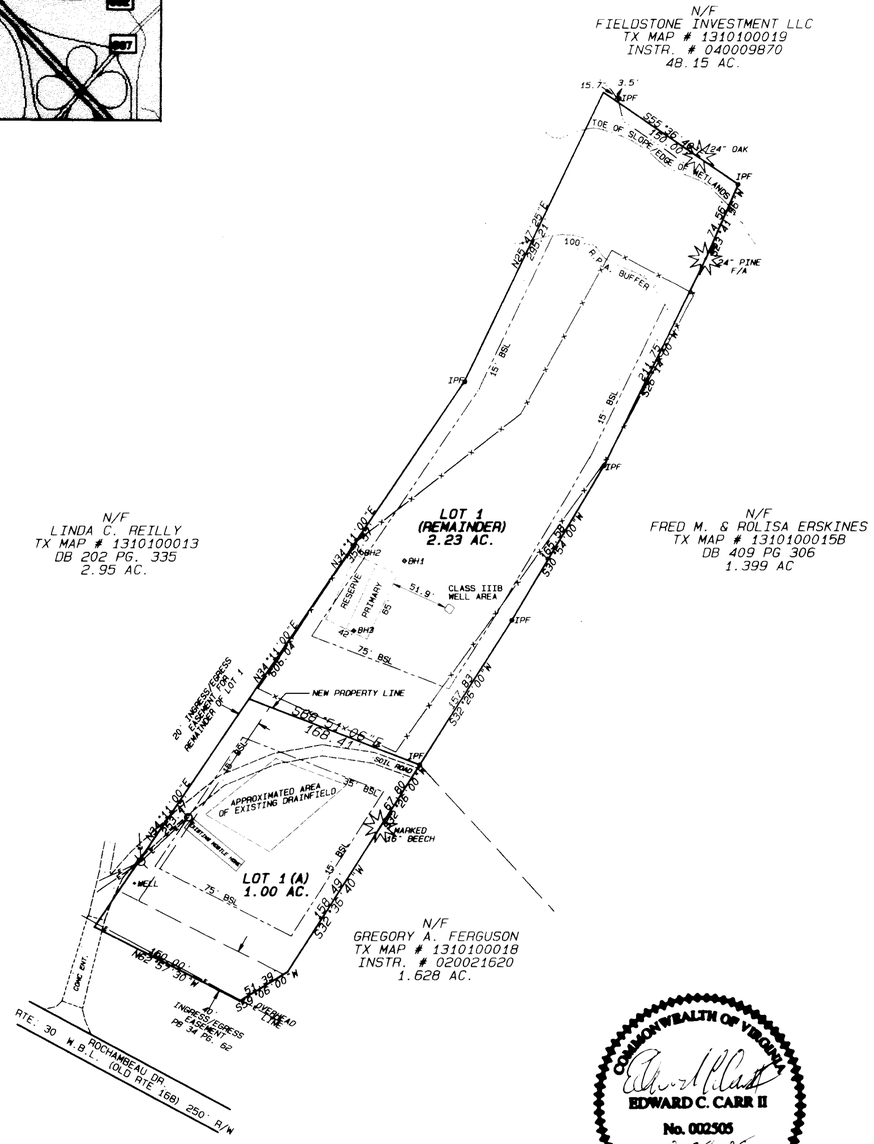
BEING A PORTION OF THE LEON C. AVERY SUBDIVISION (SEC. 1)
LYING IN STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

PROPERTY ADDRESS
3918 ROCHAMBEAU DRIVE
WILLIAMSBURG, VA. 23188

PREPARED BY
ANGLE & DISTANCE LAND SURVEYING, INC.
156 OLD STAGE RD. , TOANO, VA 23168
(757) 561-5334



VICINITY MAP
SCALE 1"= 2000'



GRAPHIC SCALE 1"=100'

0 100 200 300

SOURCE OF TITLE

TAX PARCEL # 1310100014, LIES IN THE NAME OF FREDERICK M. AND REBECCA M. LEE. PROPERTY WAS CONVEYED BY LEON C. AND MAXIE G. AVERY BY DEED DATED SEPT. 16th 1977, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 179 PAGE 36.

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.

FREDERICK M. LEE
OWNER: Frederick M. Lee DATE 8/31/05

REBECCA M. LEE Jones
OWNER: Rebecca L. Jones DATE 8/31/05

CERTIFICATE OF NOTARIZATION

STATE OF Virginia COUNTY OF James City
A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSES NAMES ARE UNDERSIGNED HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY OF
SJ THIS DAY OF August 2005
MY COMMISSION EXPIRES SANDRA M. TOLLEY COMMISSION EXPIRES: 12-31-07
Sandra M. Tolley
NOTARY PUBLIC

CERTIFICATE OF NOTARIZATION

STATE OF Virginia, COUNTY OF James City
A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSES NAMES ARE UNDERSIGNED HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY OF
SJ THIS DAY OF August , 2005
MY COMMISSION EXPIRES SANDRA M. TOLLEY COMMISSION EXPIRES: 12-31-07
Sandra M. Tolley
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY
DATE 9/12/05

VIRGINIA DEPT. OF HEALTH
Valerie Grahm DATE 8/25/05

VIRGINIA DEPT. OF TRANSPORTATION
Buy A Winn DATE 8/25/05

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
27 February 2006
at 9:45 AM/PM. PB — PG —
DOCUMENT # 060004168
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

COMMONWEALTH OF VIRGINIA
EDWARD C. CARR II
No. 002505
8-24-05
LAND SURVEYOR

— Large/Small Plat(s) Recorded herewith as # 060004168

GENERAL NOTES

A) BOUNDARY INFORMATION TAKEN FROM PLAT BY B.D. LITTLEPAGE, ENTITLED LEON C. AVERY SUB-DIVISION SECTION ONE, PB 34 PG. 62. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT REFLECT ALL ENCUMBERANCES, COVENANTS, SERVITUDES AND EASEMENTS OF RECORD THAT COULD AFFECT PROPERTY SHOWN.

B) PROPERTY IS ZONED A1, BUILDING SETBACK 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, AS SHOWN ON F.I.R.M. MAP # 510201-0010B 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 NOTED, ALL DRAINAGE EASEMENTS SHOWN SHALL REMAIN PRIVATE.

F) ALL NEWLY CREATED CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH JAMES CITY CO. SUBDIVISION ORDINANCE SEC. 19-34 THRU. 19-36

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 PER SEC. 19-29 SEPTIC TANKS AND SOIL INFORMATION SHOULD BE RE-EVALUATED AND VARIFIED BY THE HEALTH DEPT. PRIOR TO ANY NEW CONSTRUCTION.

H) THIS PLAT REPRESENTS A FAMILY SUBDIVISION OF THE PROPERTY OF FREDERICK M. & REBECCA M. LEE IN ACCORDANCE WITH SEC. 19-17 OF THE JAMES CITY CO. SUBDIVISION ORDINANCE.

I) PARCEL DESIGNATED AS LOT (1A) TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER AS DEFINED IN THE JAMES CITY CO. SUBDIVISION ORDINANCE.

J) THE ~~20'~~ 25' INGRESS EGRESS EASEMENT AS SHOWN SHALL REMAIN A PRIVATE EASEMENT.
Ecc

K) SPECIAL USE PERMIT #2804 APPROVAED BY BOARD OF SUPERVISORS ON DEC. 14th, 2004.

L) EXISTING DRIVE SHALL BE USED AS A SHARED ENTRANCE FOR LOT 1 AND LOT 1(A).

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 8-24-05
EDWARD C. CARR II L.S.# 2505

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 27th DAY OF February 2006
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK —, PAGE —
AND OR INSTRUMENT NUMBER 060004168
TESTE: Betsy B. Woolridge CLERK
BY: Claudine Birkholz, Dep Clerk

PROPERTY IS TAX PARCEL ID # 1310100014