

# #060005700

**CERTIFICATION OF SOURCE OF TITLE**

FORMER LOT 3A & LOT 3 AS SHOWN ON THIS RESUBDIVISION PLAT WAS CONVEYED TO CHARLES A. HENRY & POLLYANNA HENRY BY DEED DATED JUNE 15, 1956 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS D.B. 58, PG. 263; BY DEED DATED MARCH 12, 1951 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS D.B. 44, PG. 415; & BY DEED DATED OCTOBER 24, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #050025970.

**OWNER'S CERTIFICATE**

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

Charles A. Henry 2/27/06  
 CHARLES A. HENRY DATE

Pollyanna Henry 2/27/06  
 POLLYANNA HENRY DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF James City, Lucretia S. Sinton  
 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 27th DAY OF February, 2006. MY COMMISSION EXPIRES 1/31/07.

Lucretia S. Sinton  
 SIGNATURE

**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.

G.T. Wilson, Jr. 11/16/05  
 G. T. WILSON, JR., L.S. #1183 DATE

**CERTIFICATE OF APPROVAL**

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

Betty B. Woolridge 2/27/06  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Betty B. Woolridge 2/8/06  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

**AREA OF EXISTING LOTS**

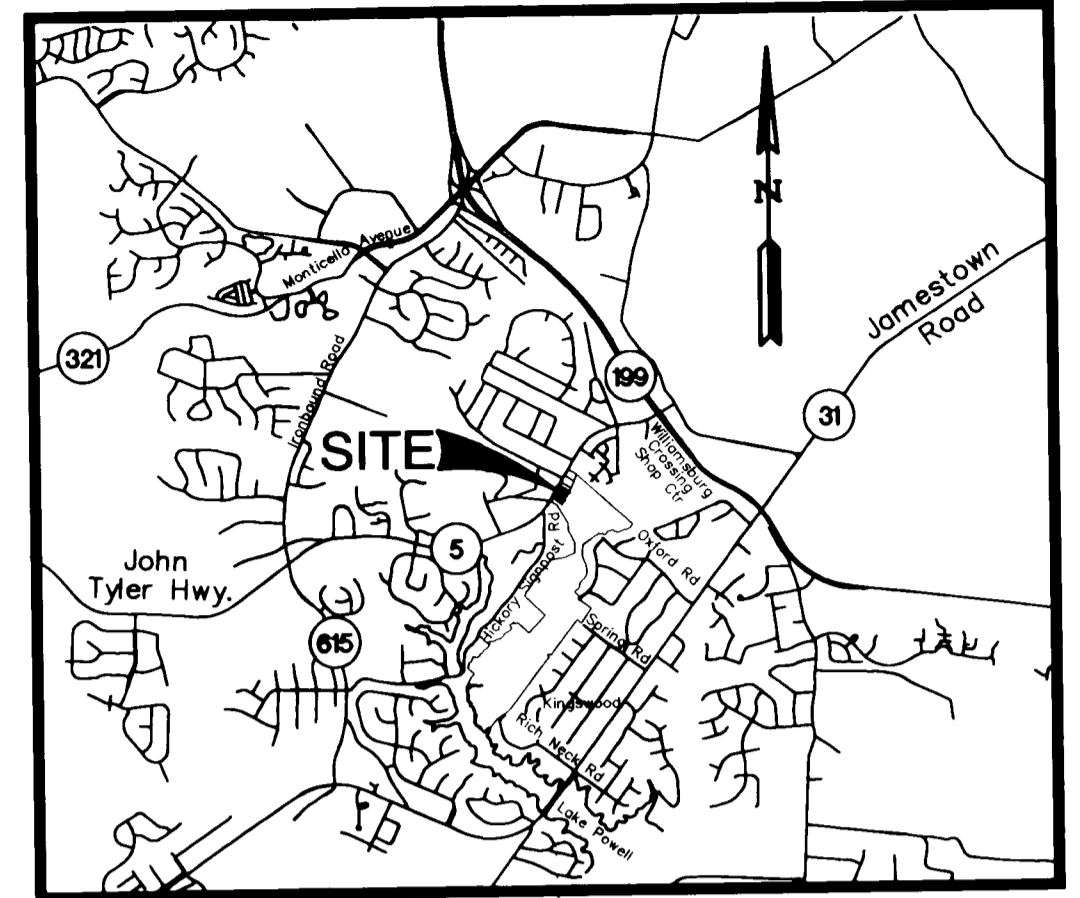
LOT 3A = 17,437 S.F. OR 0.400 AC.  
 LOT 3 = 24,540 S.F. OR 0.563 AC.  
 TOTAL = 41,977 S.F. OR 0.963 AC.

**AREA OF NEW LOTS**

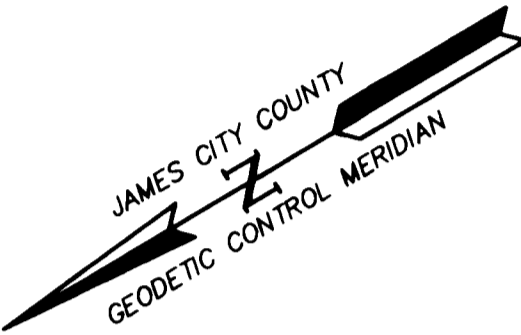
LOT 3A = 21,128 S.F. OR 0.485 AC.  
 LOT 3 = 20,840 S.F. OR 0.478 AC.  
 TOTAL = 41,977 S.F. OR 0.963 AC.

**GENERAL NOTES**

- PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL DISTRICT.
- SETBACKS:  
 FRONT = 35'  
 SIDE = 15'  
 REAR = 35'  
 IF LOT IS LESS THAN 1 ACRE, MINIMUM WIDTH AT SETBACK LINE IS 100 FT.
- LOTS SHALL BE SERVED BY PUBLIC SEWER AND WATER.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PANEL 510201-00208, DATED 2/6/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.
- LOCATIONS OF SANITARY SEWER LATERALS SHOWN ARE AS FIELD MARKED BY JCSA AND ARE APPROXIMATE.

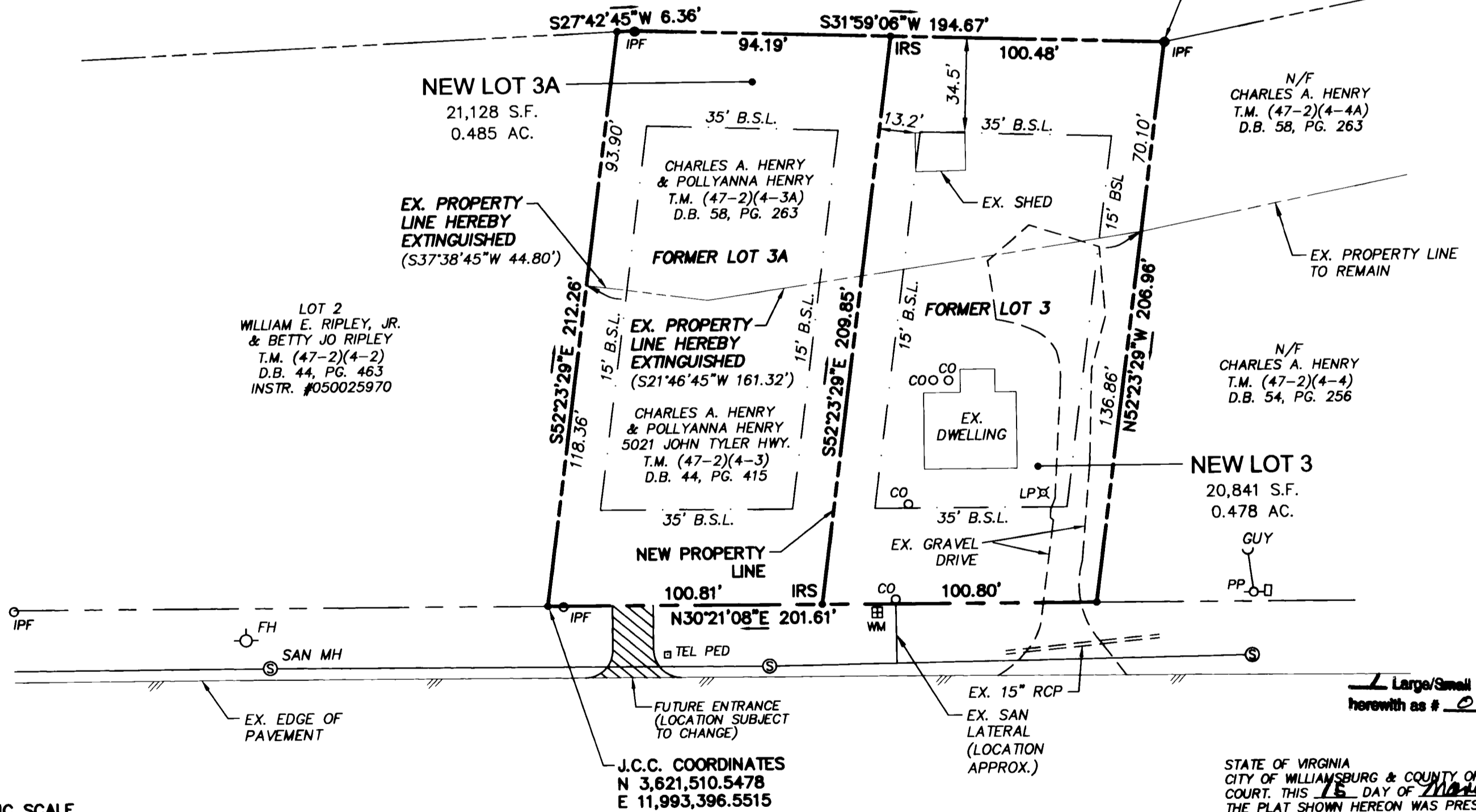


LOCATION MAP SCALE: 1"=2000'



N/F  
 ROBERT E. YANCEY  
 T.M. (47-2)(1-47)  
 INSTR. #010006790

J.C.C. COORDINATES  
 N 3,621,210.2644  
 E 11,993,458.6296



Large/Small Plat(s) Recorded herewith as # 060005700

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 15 DAY OF March, 2006.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS 10:57 AM, PM  
 INSTRUMENT # 060005700  
 TESTE: Betty B. Woolridge Clerk  
 BETSY B. WOOLRIDGE, CLERK

**LEGEND**

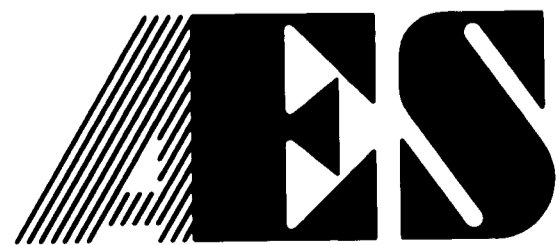
- IRS = IRON ROD SET
- IRF = IRON ROD FOUND
- CO = SANITARY CLEAN OUT
- B.S.L. = BUILDING SETBACK LINE
- N/F = NOW OR FORMERLY
- T.M. = TAX MAP
- FH = FIRE HYDRANT
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- PP = POWER POLE

**GRAPHIC SCALE**



SCALE: 1" = 40'

JOHN TYLER HIGHWAY  
 STATE ROUTE #5  
 VARIABLE WIDTH R/W

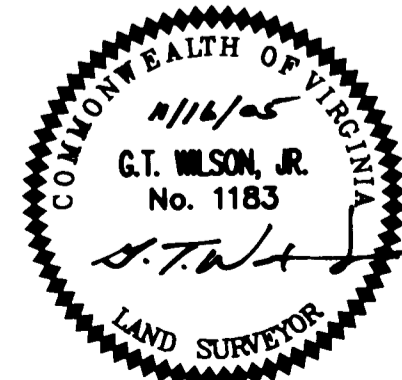


CONSULTING ENGINEERS  
 WILLIAMSBURG • RICHMOND • GLOUCESTER

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 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

PLAT OF RESUBDIVISION  
 & LOT LINE EXTINGUISHMENT  
 BEING THE PROPERTY OWNED BY:  
 CHARLES A. &  
 POLLYANNA HENRY

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court		This PLAT was recorded on <u>15 March 2006</u>	
at <u>10:57</u> AM/PM, PB <u>---</u> PG <u>---</u>		DOCUMENT # <u>060005700</u>	
BETSY B. WOOLRIDGE, CLERK		<u>Betty B. Woolridge</u> Clerk	
1	2/24/06	REVISED PER JCC COMMENT LETTER DATED 12/1/05	RED
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn AWT
Scale 1"=40'	Date 11/16/05
Project No. 9568	
Drawing No. 1 of 1	