

070024744

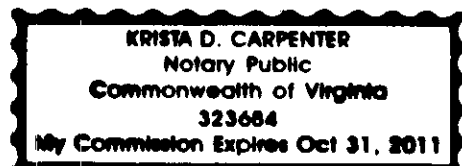
**CERTIFICATION OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED ON THIS PLAT AND SHOWN AS LOT 8, THE CONSERVANCY AT JOCKEY'S NECK IS IN THE NAME OF MARGARET B. PRITCHARD AND WAS ACQUIRED FROM WILLIAMSBURG FARM, INC. A VIRGINIA CORPORATION BY DEED DATED AUGUST 31, 1999 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #990018697

**OWNER'S CERTIFICATE**

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

Margaret B Pritchard 7/30/07  
MARGARET B. PRITCHARD DATE



**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
OFFICE/COUNTY OF JAMES CITY, I, KRISTA D. CARPENTER  
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 30<sup>th</sup> DAY OF July, 2007. MY COMMISSION EXPIRES OCTOBER 31, 2011

Krista D. Carpenter  
SIGNATURE

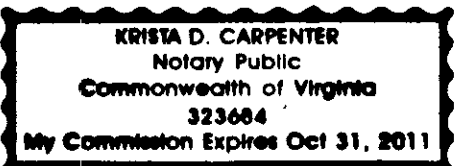
**CERTIFICATION OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED ON THIS PLAT AND SHOWN AS LOT 9, THE CONSERVANCY AT JOCKEY'S NECK IS IN THE NAME OF BECK HOLDINGS, INC AND WAS ACQUIRED FROM NEAL J. ROBINSON TRUSTEE FOR THE NEAL J. ROBINSON TRUST NO.3 BY WARRANTY DEED DATED MAY 18, 2007 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA BY INSTRUMENT #070014757

**OWNER'S CERTIFICATE**

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

Robert J Beck 7-30-07  
OFFICER OR TRUSTEE DATE



**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
OFFICE/COUNTY OF JAMES CITY, I, KRISTA D. CARPENTER  
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 30<sup>th</sup> DAY OF July, 2007. MY COMMISSION EXPIRES OCTOBER 31, 2011

Krista D. Carpenter  
SIGNATURE

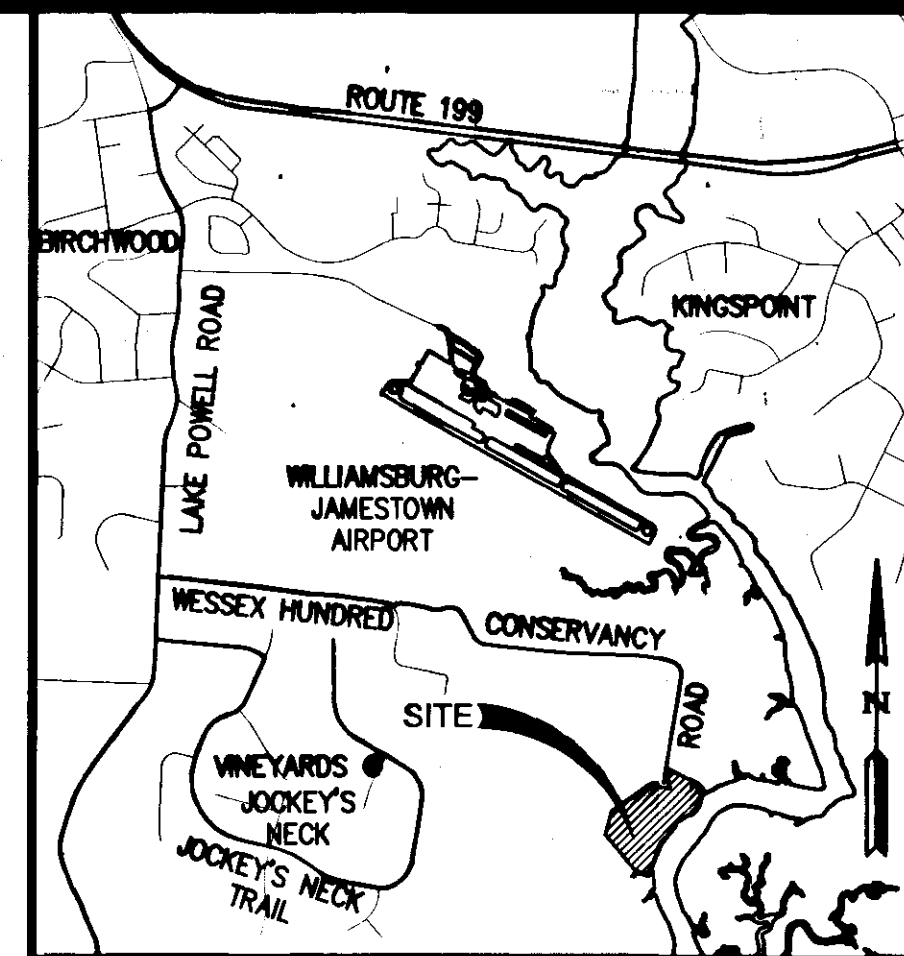
**GENERAL NOTES**

- PROPERTY BOUNDARY BASED ON RECORDED PLATS AND DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY OF THE ENTIRE PROPERTY. BOUNDARY, EASEMENTS, AND SETBACK INFORMATION AS SHOWN WAS TAKEN FROM RECORD AND OTHER AVAILABLE INFORMATION. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED OR VERIFIED BY THIS SURVEY. CONTRACTOR TO CONTACT "MISS UTILITY" PRIOR TO ANY CONSTRUCTION ACTIVITY.
- PROPERTIES AS SHOWN ARE ALL OF TAX PARCEL #(49-3)(3-8) AND #(49-3)(3-9).
- PROPERTY ADDRESS: #8424 CONSERVANCY AND #8428 CONSERVANCY.
- TOTAL AREA OF ADJUSTMENT = 48,010 S.F.±, OR 1.08 ACRES±
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PROPERTY IS CURRENTLY ZONED R-8 (RURAL RESIDENTIAL DISTRICT).

**SETBACKS (R-8):**

FRONT: 60'; MINIMUM LOT WIDTH AT SETBACK IS 150' (SEE PLAT)  
SIDE: 15'  
REAR: 35' (SEE PLAT)

- NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THE PROPERTIES SHOWN HEREON LIE IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), AND FLOOD ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) PER F.I.R.M. #510201 0045 B DATED FEBRUARY 6, 1991.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE. (REFER TO 19-29(g) OF THE SUBDIVISION ORDINANCE.)
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.



VICINITY MAP SCALE: 1" = 2000'

**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.

Ronald W. Eads 06-22-07  
RONALD W. EADS, L.S. #1948 DATE

**CERTIFICATE OF APPROVAL**

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

[Signature] 8/24/07  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

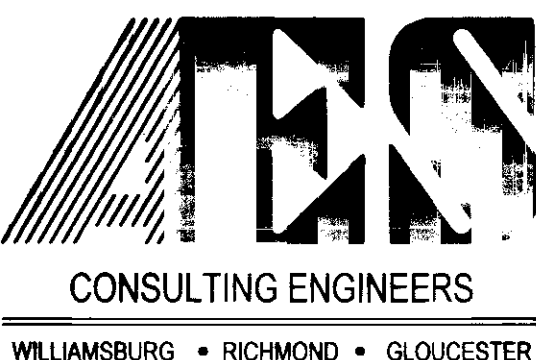
[Signature] 6/22/07  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

REFERENCES:  
INSTRUMENT #080030771 VEPCO

2 Large/Small Plat(s) Recorded  
herewith as # 070024744

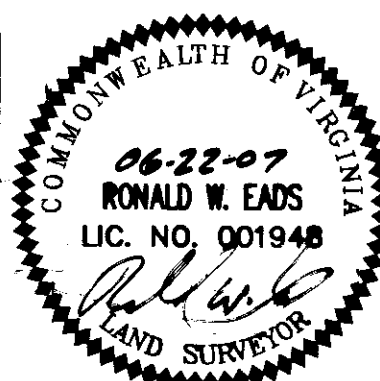
STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 31 DAY OF August, 2007.  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS, @ 4:00 AM/PM  
INSTRUMENT # 070024744

TESTE: Betsy B. Woolridge  
BETSY B. WOOLRIDGE, CLERK



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

PLAT OF  
PROPERTY LINE ADJUSTMENT AND LOT LINE  
EXTINGUISHMENT BETWEEN THE PROPERTIES OWNED BY  
MARGARET B. PRITCHARD - LOT 8, THE CONSERVANCY  
AT JOCKEY'S NECK AND  
BECK HOLDINGS INC. - LOT 9, THE CONSERVANCY  
AT JOCKEY'S NECK  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City	
Circuit Court:	This PLAT was recorded on <u>31 August 2007</u>
at <u>4:00</u> AM/PM, PG <u>—</u>	
DOCUMENT # <u>070024744</u>	
BETSY B. WOOLRIDGE, CLERK	
<u>[Signature]</u> Clerk	
1 07/25/07	REVISED PER JCC COMMENTS
No. DATE	REVISION / COMMENT / NOTE
	RLS RWE
	REVIEWED BY

Designed AES	Drawn JOB
Scale NOTED	Date 6/22/07
Project No. 25882	
Drawing No. 1 OF 2	

070024744

**TABLE OF AREAS**

**FORMER AREA OF LOTS**

AREA LOT 8	126,090 S.F.±	2.895 ACRES±
AREA LOT 9	312,783 S.F.±	7.180 ACRES±
<b>TOTAL AREA</b>	<b>438,873 S.F.±</b>	<b>10.075 ACRES±</b>

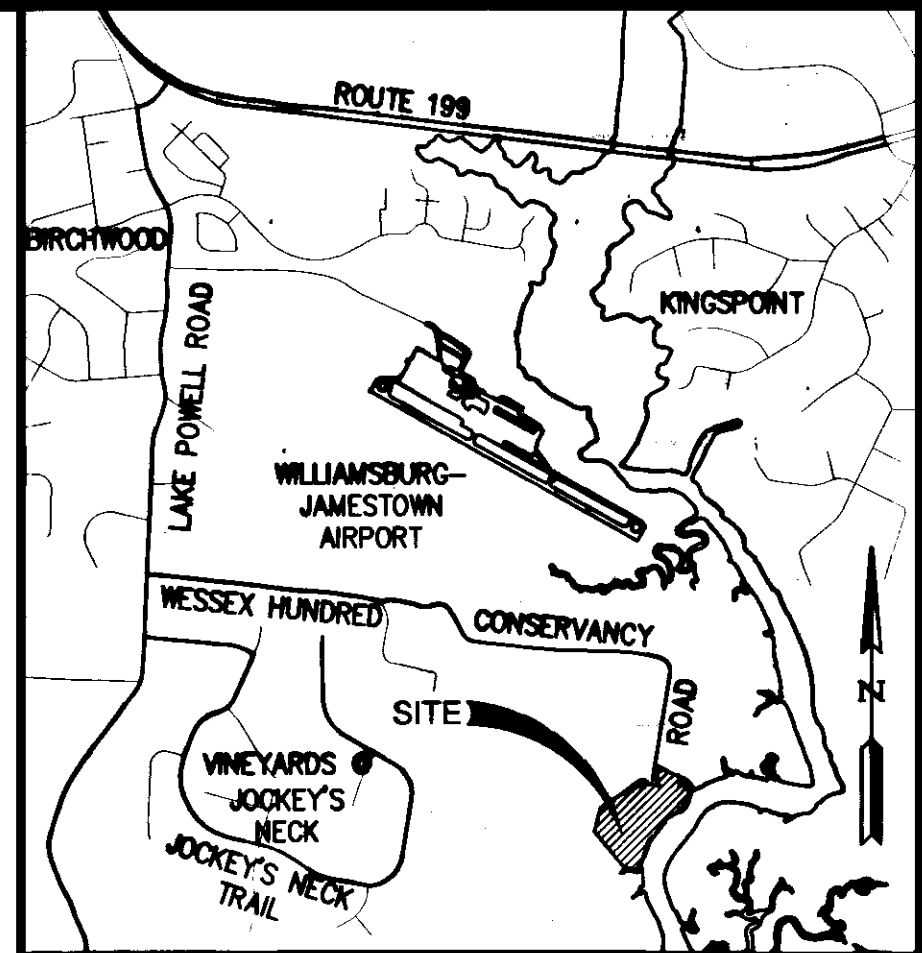
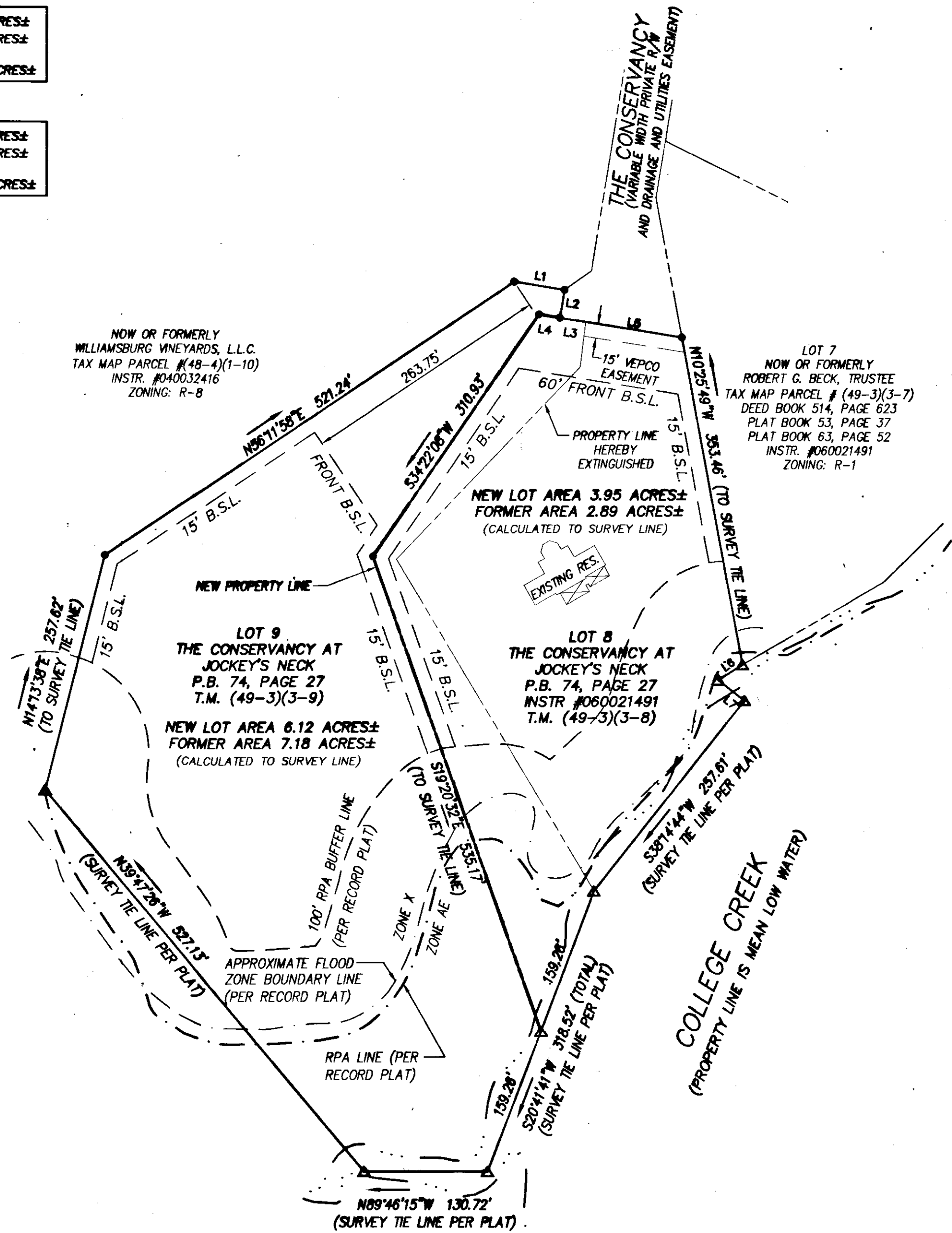
**NEW AREA OF LOTS**

AREA LOT 8	172,100 S.F.±	3.951 ACRES±
AREA LOT 9	266,773 S.F.±	6.124 ACRES±
<b>TOTAL AREA</b>	<b>438,873 S.F.±</b>	<b>10.075 ACRES±</b>

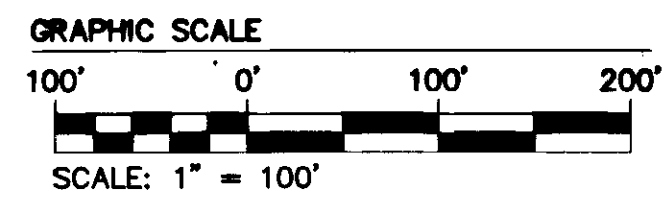
NOTE: AREAS ARE TO SURVEY TIE LINES.  
PROPERTY LINE IS ALONG MEAN LOW WATER ON COLLEGE CREEK.

**LINE TABLE**

NO.	BEARING	LENGTH
L1	S80°45'55"E	53.98'
L2	S09°14'05"W	30.00'
L3	S80°45'55"E	27.41'
L4	N80°45'55"W	22.59'
L5	S80°45'55"E	103.46'
L6	S57°34'45"W	30.36'
L7	S51°45'16"E	35.20'



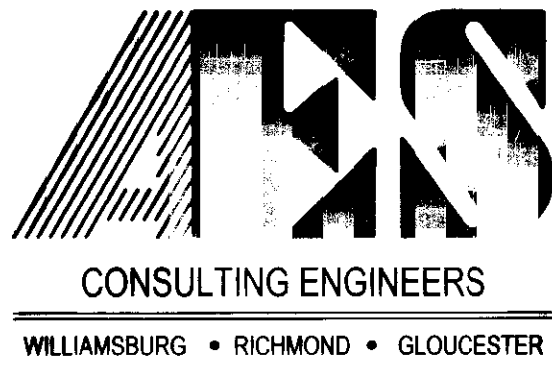
VICINITY MAP SCALE: 1" = 2000'



**LEGEND**

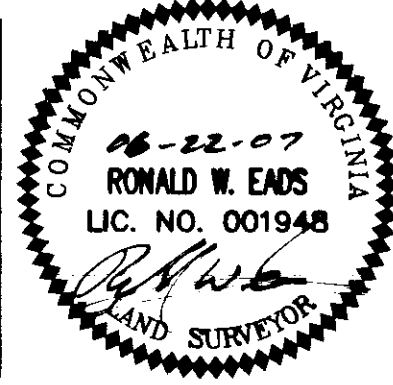
- NEW PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE TO BE EXTINGUISHED
- BUILDING SETBACK LINE
- EXISTING SURVEY TIE LINE
- EXISTING PROPERTY LINE - ADJOINER
- EXISTING RPA BUFFER LINE (PER PLAT)
- EXISTING FLOOD ZONE LINE (PER PLAT)
- EXISTING WETLANDS LINE (PER PLAT)
- EXISTING EDGE OF WATER (PER J.C.C. G.I.S.)

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 31 DAY OF August, 2007.  
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City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on			
at <u>4:00</u> AM/PM, PG <u>1</u>			
DOCUMENT # <u>070024744</u>			
BETSY B. WOOLRIDGE, CLERK			
<u>Betsy B. Woolridge</u> Clerk			
1	07/25/07	REVISED PER JCC COMMISSION	RLS RWE
No.	DATE	REVISION / COMMENT / NOTE	REVISY BY REVIEWED BY

Designed AES	Drawn JDB
Scale 1"=100'	Date 6/22/07
Project No. 25882	
Drawing No. 2 OF 2	