

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF JAMES CITY COUNTY AND WAS ACQUIRED FROM MORELL CONSTRUCTION, CO., A VIRGINIA CORPORATION (FORMERLY MORREL BUILDING MAINTENANCE, INC.) BY DEED DATED NOVEMBER 3, 1982, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 227, PAGE 446.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Sanford Wanner 8/10/08
FOR JAMES CITY COUNTY DATE

CERTIFICATE OF ACKNOWLEDGEMENT:

CITY/COUNTY OF James City
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 13 DAY OF Aug, 2008 BY

Sanford Wanner
(NAME OF PERSON SEEKING ACKNOWLEDGEMENT)

Beth Klapper
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7182762
MY COMMISSION EXPIRES: December 31, 2018

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 7/1/08
RONALD W. EADS 1948 DATE

CERTIFICATE OF APPROVAL

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

Paul L. Dan, P.E. 8/21/08
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

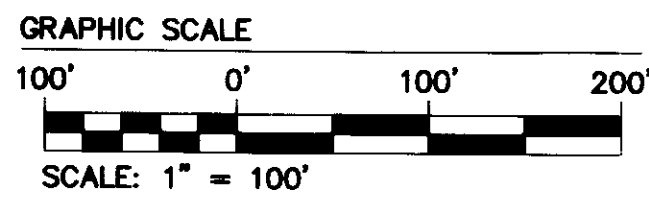
Alfred 8/19/08
VIRGINIA DEPARTMENT OF HEALTH DATE

Ellen H. Cook 9/17/08
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

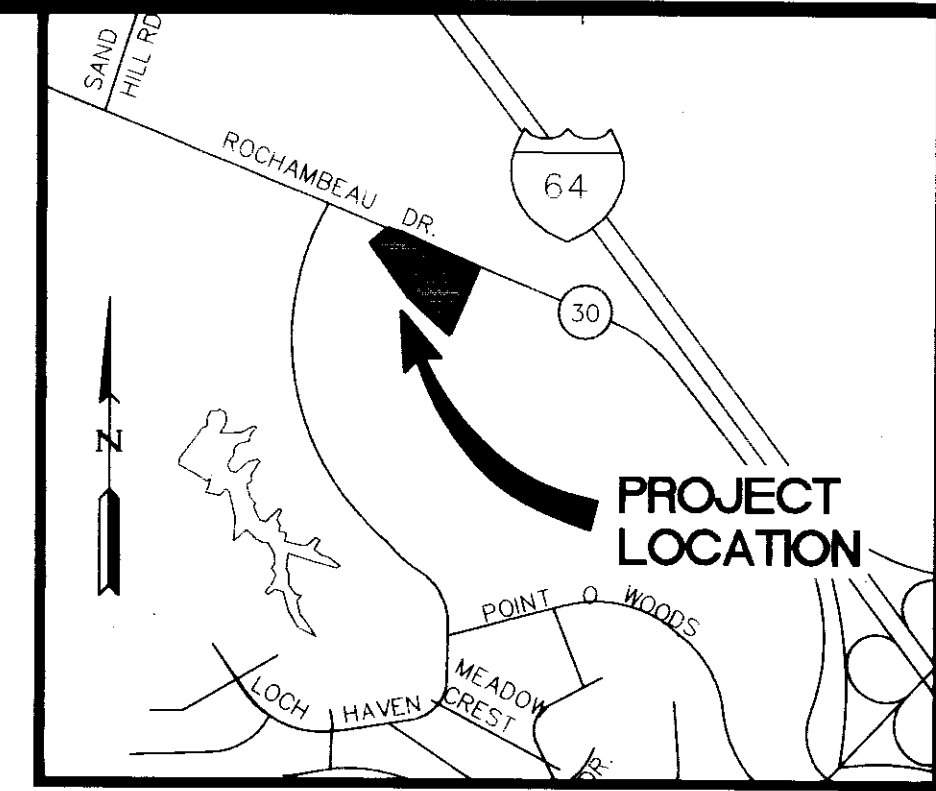
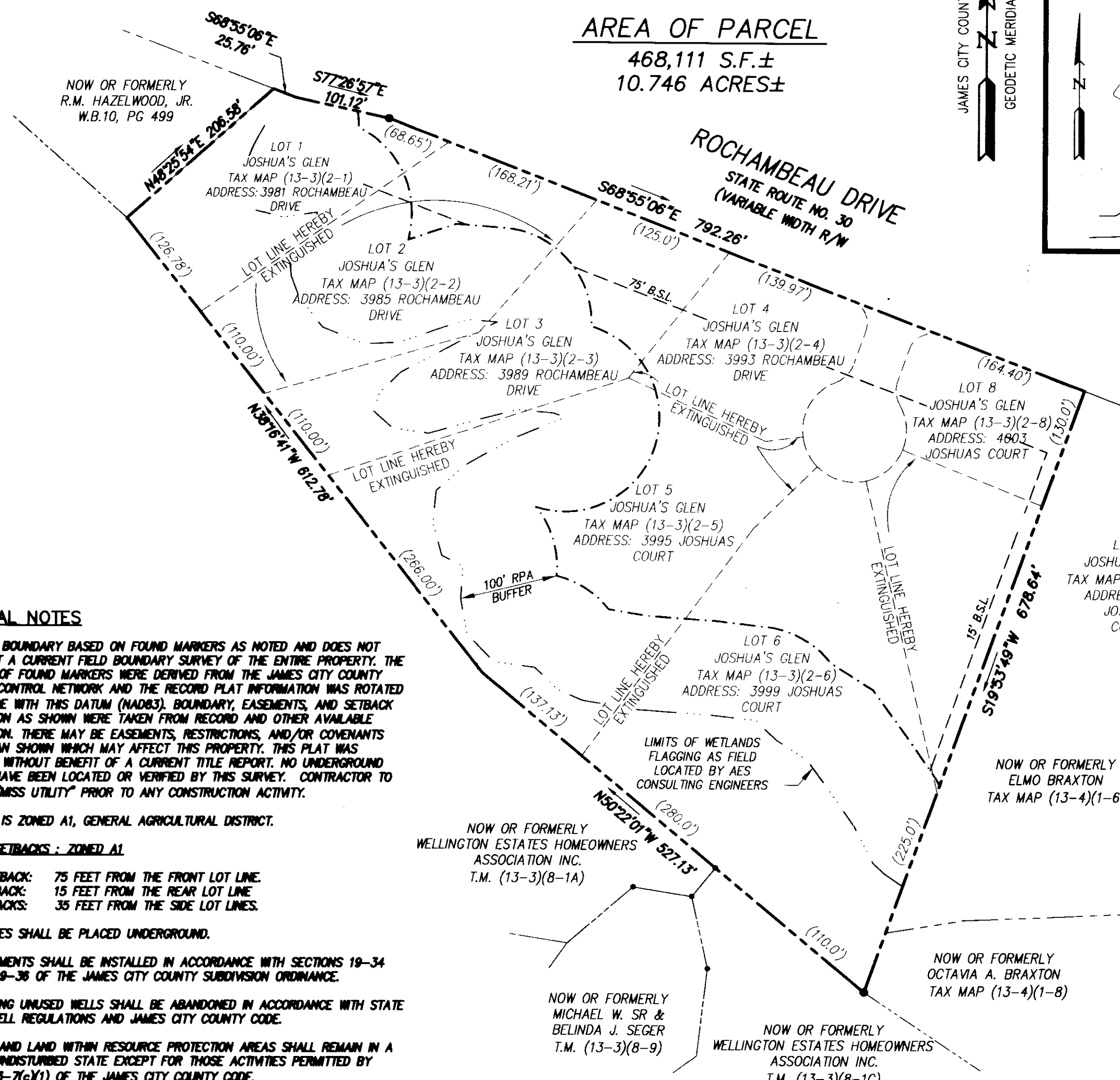
GENERAL NOTES

- PROPERTY BOUNDARY BASED ON FOUND MARKERS AS NOTED AND DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY OF THE ENTIRE PROPERTY. THE LOCATION OF FOUND MARKERS WERE DERIVED FROM THE JAMES CITY COUNTY GEODETIC CONTROL NETWORK AND THE RECORD PLAT INFORMATION WAS ROTATED TO COINCIDE WITH THIS DATUM (NAD83). BOUNDARY, EASEMENTS, AND SETBACK INFORMATION AS SHOWN WERE 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.
- PROPERTY IS ZONED A1, GENERAL AGRICULTURAL DISTRICT.
BUILDING SETBACKS: ZONED A1
FRONT SETBACK: 75 FEET FROM THE FRONT LOT LINE.
REAR SETBACK: 15 FEET FROM THE REAR LOT LINE.
SIDE SETBACKS: 35 FEET FROM THE SIDE LOT LINES.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 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)(1) OF THE JAMES CITY COUNTY CODE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ALL PARCELS SHALL BE SERVED BY PRIVATE WELL AND PRIVATE SEPTIC.

NOTE:
THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) PER F.I.R.M. #51095C0045C, DATED 9/28/07.



AREA OF PARCEL
468,111 S.F. ±
10.746 ACRES ±



VICINITY MAP
SCALE 1"=1000'

NOTE:
ALL INTERIOR LINES AND JOSHUA'S COURT AS SHOWN ON A PLAT TITLED JOSHUA'S GLEN AND RECORDED IN D.B. 227, PG 445, ARE HEREBY EXTINGUISHED.

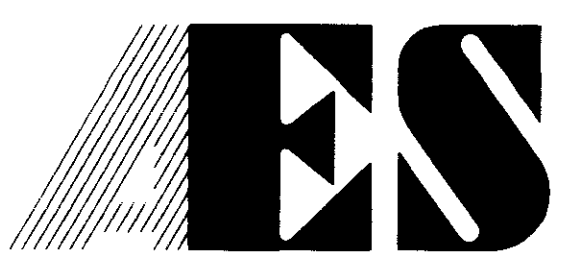
REFERENCES:
DEED BOOK 227, PAGE 446
PLAT BOOK 37, PAGE 85

LEGEND
IPF = IRON PIPE FOUND
--- = PROPERTY LINE
- - - = LOT LINE TO BE EXTINGUISHED
R/W = RIGHT OF WAY
(280.0') = RECORD PLAT DISTANCE

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 30 DAY OF September, 2008
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:15 PM/PM
INSTRUMENT # 080024261

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

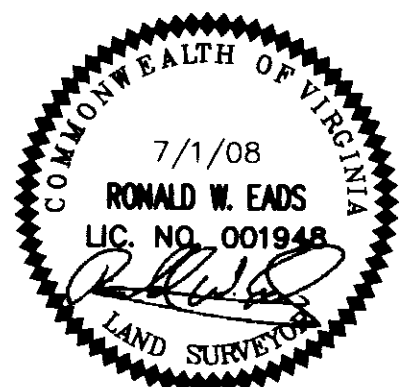
080024261



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

**PLAT FOR
LOT LINE EXTINGUISHMENT
FORMERLY
"JOSHUA'S GLEN" SUBDIVISION**

OWNED BY: THE COUNTY OF JAMES CITY
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISION BY	REVIEWED BY
1.	8/12/08	REVISED AS PER J.C.C. COMMENT LETTER 8/6/08	JDB	RWE

Designed RWE	Drawn LNH
Scale 1"=100'	Date 7/1/08
Project No. 9801-S-04	
Drawing No. 1 OF 1	