

080027392

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY COMLES FAMILY LIMITED PARTNERSHIP TO UNCLE'S NECK, L.L.C. BY DEED DATED JUNE 27, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 080018516

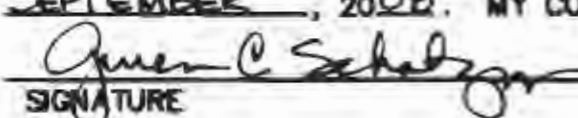
OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RIVER'S BEND AT UNCLE'S NECK IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.


 UNCLE'S NECK, L.L.C. 9-8-08
 DATE
 Henry H. Stephens
 PRINTED NAME



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY, I, GWEN C. SCHATZMAN
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 8th DAY OF SEPTEMBER, 2008. MY COMMISSION EXPIRES 11/30/07

 SIGNATURE 36144B
 REGISTRATION NUMBER

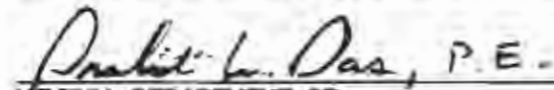
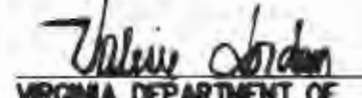
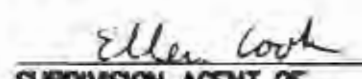
AREA TABULATION

	S.F.±	ACRES±
TOTAL AREA OF RESIDENTIAL LOTS	8,183,022	142.172
TOTAL AREA OF R/W	828,971	14.482
TOTAL AREA OF COMMON AREA	8,378,422	192.288
TOTAL AREA OF UNCLE'S NECK SUBDIVISION	15,189,415	348.93
TOTAL NUMBER OF LOTS	35	
AVERAGE LOT SIZE	178,944 S.F.	
GROSS LOTS PER ACRE	0.10 LOTS/ACRE	
TOTAL JCC CONSERVATION EASEMENT	315,990 S.F.	7.25

**NOTE: ALL COMMON AREA TO BE DEDICATED TO THE WILLIAMSBURG LAND CONSERVANCY AND SHALL BE SUBJECT TO A WILDLIFE MANAGEMENT PLAN.

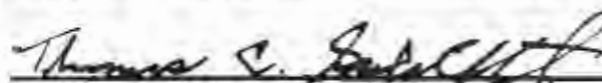
CERTIFICATE OF APPROVAL

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


 VIRGINIA DEPARTMENT OF TRANSPORTATION 9/19/08
 DATE

 VIRGINIA DEPARTMENT OF HEALTH 9/16/07
 DATE

 SUBDIVISION AGENT OF JAMES CITY COUNTY 11/5/08
 DATE

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.

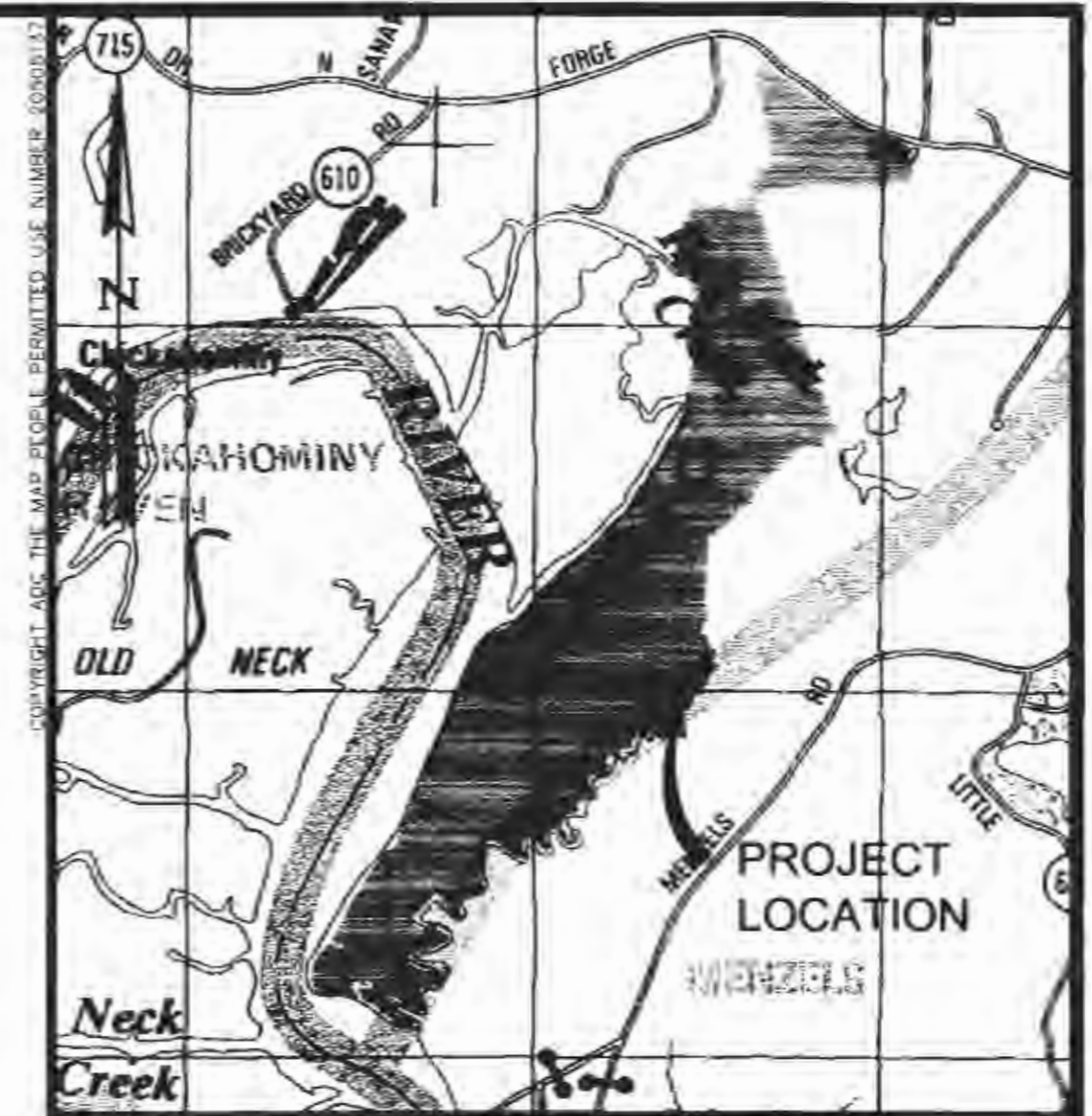

 THOMAS C. SUBLETT, L.S. 1886 3/14/08
 DATE

JCC CASE S-0023-2007

GENERAL NOTES

- SETBACKS:
 FRONT = 75'; SIDE YARD = 15'; REAR YARD = 35'
 IF LOT IS 5 ACRES OR MORE, MINIMUM LOT WIDTH AT THE FRONT SETBACK LINE IS 250 FT.
 IF LOT IS 3 ACRES OR MORE, BUT LESS THAN 5 ACRES, MINIMUM LOT WIDTH AT THE FRONT SETBACK LINE IS 200 FT.
 ** BUILDING LOCATIONS IN RELATIONSHIP WITH SIDE SETBACKS TO BE DETERMINED BY THE UNCLE'S NECK COVENANTS COMMITTEE. PER THE ADOPTED CONDITIONS FOR THE WAIVER TO SECTION 19-57 OF THE ORDINANCE, THERE SHALL BE AT LEAST 100 FOOT BUILDING SEPARATION BETWEEN ALL DWELLING UNITS WITHIN THE SUBDIVISION. THE FIRE CHIEF MAY GRANT EXCEPTIONS TO THE SEPARATION REQUIREMENT PROVIDED THAT IN NO INSTANCE SHALL THE SIDE BUILDING SETBACK BE REDUCED BELOW 15 FEET. ANY EXCEPTION BY THE FIRE CHIEF MUST ALSO BE APPROVED BY THE COVENANTS COMMITTEE.
- ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION WILL HAVE NO MAINTENANCE RESPONSIBILITY FOR THE DETENTION PONDS AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES CAUSED BY FAILURE OF THE PONDS OR THEIR OUTFLOW STRUCTURES.
- NEW PROPERTY MONUMENTS WILL BE INSTALLED PER SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS AND CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- DISTURBANCE TO TOPOGRAPHY WITH SLOPES EQUAL TO OR GREATER THAN 25% IS PROHIBITED UNLESS A WAIVER HAS BEEN OBTAINED FROM JAMES CITY COUNTY. PRIOR TO ANY LOT DISTURBANCE, THE HOMEOWNER SHALL IDENTIFY AREAS OF 25% OR GREATER SLOPES AND SHALL SECURE ALL NECESSARY APPROVALS THROUGH THE ENVIRONMENTAL DIVISION TO DISTURB STEEP SLOPES.
- SURVEY DATA PROVIDED BASED UPON JAMES CITY COUNTY GEODETIC CONTROL NAD-83 ESTABLISHED FROM MONUMENT 301.
- THIS SUBDIVISION SHALL BE SERVED BY PRIVATE WATER AND PRIVATE SEWER.
- LOCATION OF SEPTIC TANKS AND SOILS DATA SHALL BE VERIFIED AND EVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY CONSTRUCTION. TRADITIONAL SEPTIC DRAIN FIELDS SHALL BE SET BACK AT LEAST 200 FEET FROM CHICKAHOMINY RIVER AND UNCLE'S NECK CREEK, IN ACCORDANCE WITH JAMES CITY COUNTY BOARD OF SUPERVISORS RESOLUTION DATED NOVEMBER 14, 2006.
- ALL COMMON AREAS OUTSIDE OF THE RPA AND CONSERVATION EASEMENTS DEDICATED TO JAMES CITY COUNTY SHALL BE ACTIVELY MANAGED PURSUANT TO A WILDLIFE MANAGEMENT PLAN DEVELOPED BY THE VA DEPT OF GAME AND INLAND FISHERIES.
- THE BOARD OF SUPERVISORS APPROVED A RESOLUTION FOR A WAIVER TO SECTION 19-57 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE ON NOVEMBER 14, 2006 ALLOWING INDIVIDUAL WELLS ON LOTS SUBJECT TO CONDITIONS AS OUTLINED IN THE WAIVER.
- ALL PRIVATE WELLS SHALL BE CLASS III B WELLS REQUIRING 10' SEPARATION FROM BUILDINGS, 50' SEPARATION FROM SEWER LINES, AND 50' SEPARATION FROM THE SEPTIC TANK. THE SEPTIC TANK MUST MAINTAIN A MINIMUM OF 50' FROM THE WELL, 10' FROM ANY BUILDINGS, AND 5' FROM ANY PROPERTY LINES.
- TAX MAP PARCEL (21-1)(1-1) IS CURRENTLY ZONED "A1" (GENERAL AGRICULTURAL) LOCATED AT 1805 FORGE ROAD.
- THIS PROPERTY LIES WITHIN ZONES X AND AE AS SHOWN ON F.L.M.A. FLOOD MAPS 510201 08SC AND 10SC, DATED SEPTEMBER 28, 2007. THE BASE FLOOD ELEVATION OF 7.5 FEET IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH CORRESPONDS TO ELEVATION 8.5 FEET ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) WHICH THIS PROJECT TOPOGRAPHY IS BASED.
- WETLANDS AND WATERS OF THE UNITED STATES WERE FIELD DELINEATED BY VANASSE HANGEN BRUSTLIN, INC. (VHB) BETWEEN AUGUST 10-15, 2006 AND CONFIRMED BY THE U.S. ARMY CORPS OF ENGINEERS ON DECEMBER 18, 2007.
- THE LOCATION OF THE RESOURCE PROTECTION AREA (RPA) IS BASED ON THE PERENNIAL STREAM ASSESSMENT PERFORMED BY VHB AND APPROVED BY JAMES CITY COUNTY ON OCTOBER 24, 2006.
- THIS PLAT OF SUBDIVISION DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY BY AES CONSULTING ENGINEERS. BOUNDARY IS BASED ON A PLAT OF SURVEY ENTITLED "PLAT OF PROPERTY TO BE CONVEYED TO DONALD L. HAZELWOOD, INC. BEING 348.93 ACRES LOCATED: STONEHOUSE DISTRICT JAMES CITY CO., VA" DATED DECEMBER 15, 2005 BY MITCHELL-WILSON ASSOCIATES P.C. RECORDED IN INSTRUMENT #080018516.
- A CURRENT TITLE REPORT HAS NOT BEEN PROVIDED WITH THIS SURVEY.
- THE ROAD RIGHT-OF-WAYS SHALL BE DEDICATED FOR PUBLIC USE.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SECTION 19-33.

SEE SHEET LEGEND ON SHEET 2 OF 11

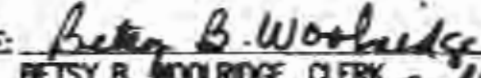
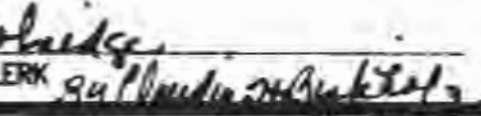


LOCATION MAP SCALE: 1"=2000'

LEGEND

---	RIGHT-OF-WAY LINE	•	IRON ROD SET
---	PROPERTY LINE	■	CONCRETE MONUMENT FOUND
---	CENTER LINE	■	RESOURCE PROTECTION AREA
---	TRAVERSE LINE	PRM	PRIMARY DRAINFIELD
---	EASEMENT	RES	RESERVE DRAINFIELD
---	BUILDING SETBACK LINE (B.S.L. TYP.)	C/L	CENTERLINE
---	WETLANDS LINE	P/L	PROPERTY LINE
---	RPA BUFFER LINE		
---	STREAM		

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 12th DAY OF November, 2008
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:29 AM/PM
 INSTRUMENT # 080027392

TESTE: 
 BETSY B. WOOLRIDGE, CLERK 



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

PLAT OF SUBDIVISION
RIVER'S BEND @ UNCLE'S NECK
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
1	03/14/08	REVISED PER COUNTY COMMENTS DATED 02/08	GVC	JAG

Designed	JAG	Drawn	RLS
Scale	1"=100'	Date	09/27/07
Project No.	9737-01		
Drawing No.	1 OF 11		