

090024757

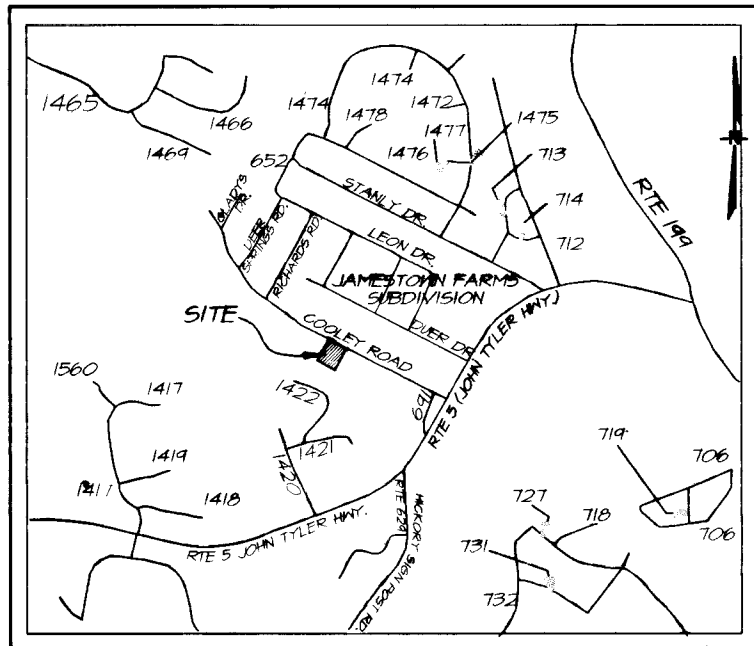
DEMARI  
MINOR SUBDIVISION  
OF THE PROPERTY  
STANDING IN THE NAME OF  
GILBERT J. DEMARI  
JAMES CITY COUNTY PROJ. # JCC-C-012-2009

PROPERTY BEING  
LOT # 6, BLOCK "A"  
INDIGO PARK

PROPERTY SHOWN IS LOCATED  
IN JAMESTOWN DISTRICT  
JAMES CITY COUNTY  
WILLIAMSBURG, VIRGINIA  
PROPERTY ADDRESS  
124 COOLEY ROAD  
WILLIAMSBURG, VA.  
TAX PARCEL ID # 4720270006

PREPARED BY  
ANGLE & DISTANCE LAND SURVEYING, INC.  
156 OLD STAGE ROAD, TOANO, VA. 23168  
757-561-5334  
PLAT DATE 1-26-09

AREA COMPUTATIONS  
ORIGINAL LOT AREA = 0.845 ACRES (38,986.200 Sq.Ft.)  
NEW LOT "A" = 0.411 ACRES (17,903.160 Sq.Ft.)  
NEW AREA ORIGINAL LOT = 0.434 ACRES (21,083.040 Sq.Ft.)



VICINITY MAP -- SCALE 1" = 2000'

GENERAL NOTES

BOUNDARY INFORMATION TAKEN FROM PLAT BY V.D. McMANUS RECORDED IN DEED BOOK 13 AT PAGE 16. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTIES SHOWN. PLAT IS BASED ON A CURRENT FIELD SURVEY. POINTS FOUND AND LOCATED FOR THEIR RELATIONSHIP TO ONE ANOTHER.

PROPERTY IS ZONED R1, BUILDING SETBACK LINES ARE FRONT = 60' FROM CENTERLINE OF ROAD REAR = 35' SIDE = 15'

PROPERTIES SHOWN ARE NOT LOCATED IN A FLOOD HAZARD AREA.

ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY ORDINANCE 19-34 THROUGH 19-36.

IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.

LOTS SHOWN TO BE SERVED BY PUBLIC SEWER AND WATER.

SIGNS ON THE PROPERTIES WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THE ZONING ORDINANCE

STRUCTURES MAY BE ERECTED UP TO TWO STORIES AND SHALL NOT EXCEED 35 FEET IN HEIGHT FROM GRADE.

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHOW ON THIS PLAT SHALL REMAIN PRIVATE.

PARCELS SHOWN ARE LOCATED IN THE PRIMARY SERVICE AREA.

NO SUBSURFACE INVESTIGATION WAS PERFORMED. UTILITY LINE LOCATIONS ARE APPROXIMATE ONLY.

SOURCE OF TITLE

PARCEL # 4720270006, WAS CONVEYED BY BARBARA J. HARVELL AND JOHN W. WATKINS, TO GILBERT J. DEMARI BY DEED DATED MARCH 26th, 2007, RECORDED AS INSTRUMENT # 070009891, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY.

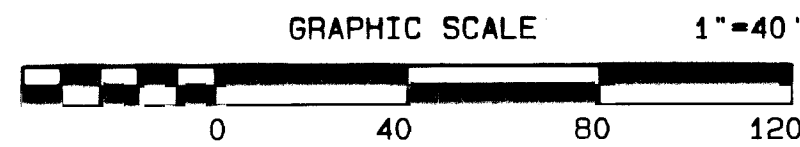
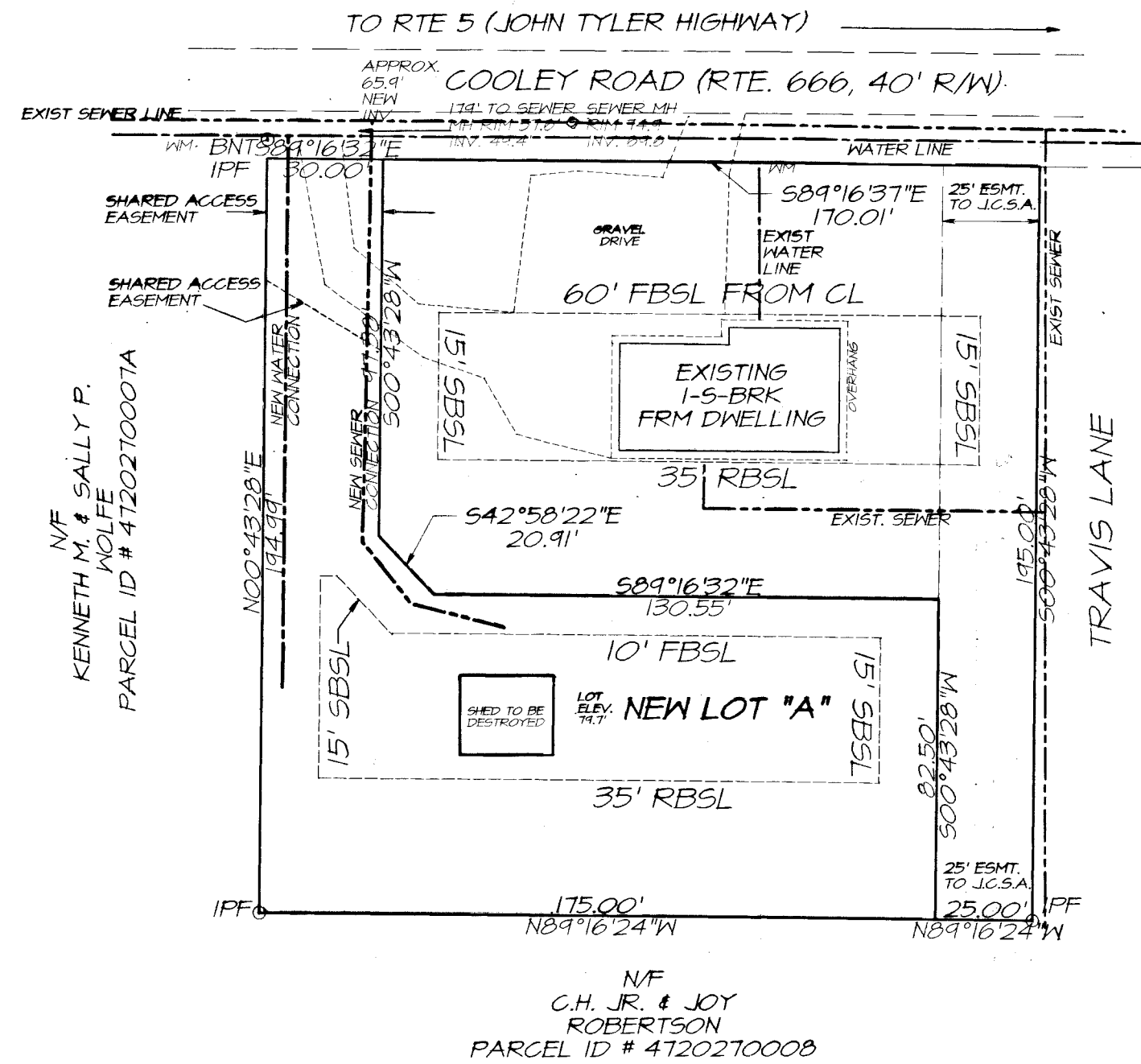
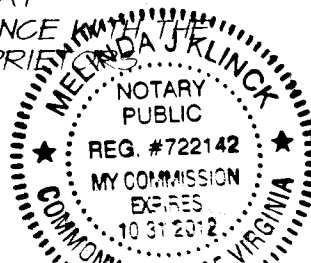
OWNERS CONSENT

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

8-12-2009 A J K M  
DATE SIGNATURE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF JAMES CITY  
I, Melinda Kinck, 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 ACKNOWLEDGE THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 12 DAY OF August, 2009  
Melinda Kinck MY COMMISSION EXPIRES 10-31-2012



JCSA UTILITY NOTE

EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY JCSA SHALL NOT BE HELD RESPONSIBLE FOR DAMAGES TO IMPROVEMENTS WITHIN THIS EASEMENT, FOR ANY CAUSE.

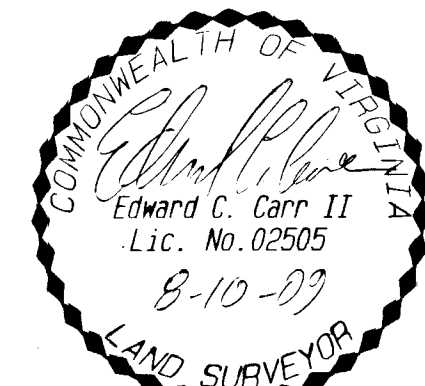
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND JAMES CITY COUNTY ORDINANCES REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY AND WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.  
Edward C. Carr II 8-10-09  
EDWARD C. CARR II L.S.# 2505 DATE

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY  
Virginia Dept. of Transportation  
DATE 8/10/09  
DATE 8/10/09



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on 28 August 2009  
at 9:47 AM/PM: PG  
DOCUMENT # 090024757  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

Larger/Smaller Plat(s) Recorded herewith as # 090024757

STATE OF VIRGINIA

COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 28 DAY OF August, 2009  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE AND OR INSTRUMENT NUMBER 090024757  
TESTE: Betsy B. Woolridge  
BY: Claudia A. Burkholz, Dep. Clerk  
PROPERTY IS TAX PARCELS ID # 4720270006 SHEET 1 OF 1