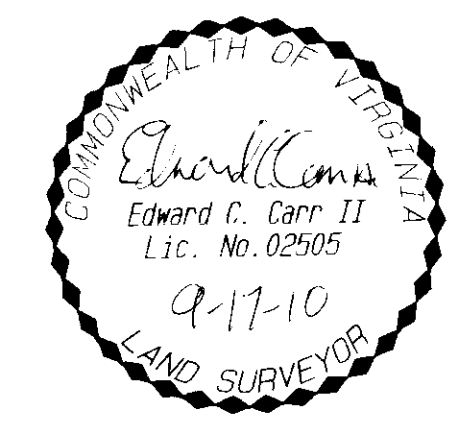


100021314

**JACKSON  
MINOR SUBDIVISION  
OF THE PROPERTY  
STANDING IN THE NAME OF  
RONALD S. JACKSON**

JAMES CITY COUNTY PROJ. # C-0059-2004  
PROPERTY BEING  
LOT # 3  
HARWOOD  
SUBDIVISION  
PROPERTY SHOWN IS LOCATED  
IN ROBERTS DISTRICT  
JAMES CITY COUNTY  
WILLIAMSBURG, VIRGINIA  
PROPERTY ADDRESS  
113 JACKSON STREET  
WILLIAMSBURG, VA  
TAX PARCEL ID # 5230200003  
PREPARED BY  
ANGLE & DISTANCE LAND SURVEYING, INC.  
156 OLD STAGE ROAD, TOANO, VA 23168  
157-561-5594  
PLAT DATE 10-15-09  
REVISED 1-21-10 PER COMMENTS

**AREA COMPUTATIONS**  
ORIGINAL LOT AREA = 0.911 ACRES (39,683.16 Sq.Ft.)  
NEW LOT "3 A" = 0.597 ACRES (26,005.32 Sq.Ft.)  
NEW AREA ORIGINAL LOT 3 = 0.314 ACRES (13,677.84 Sq.Ft.)



**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.

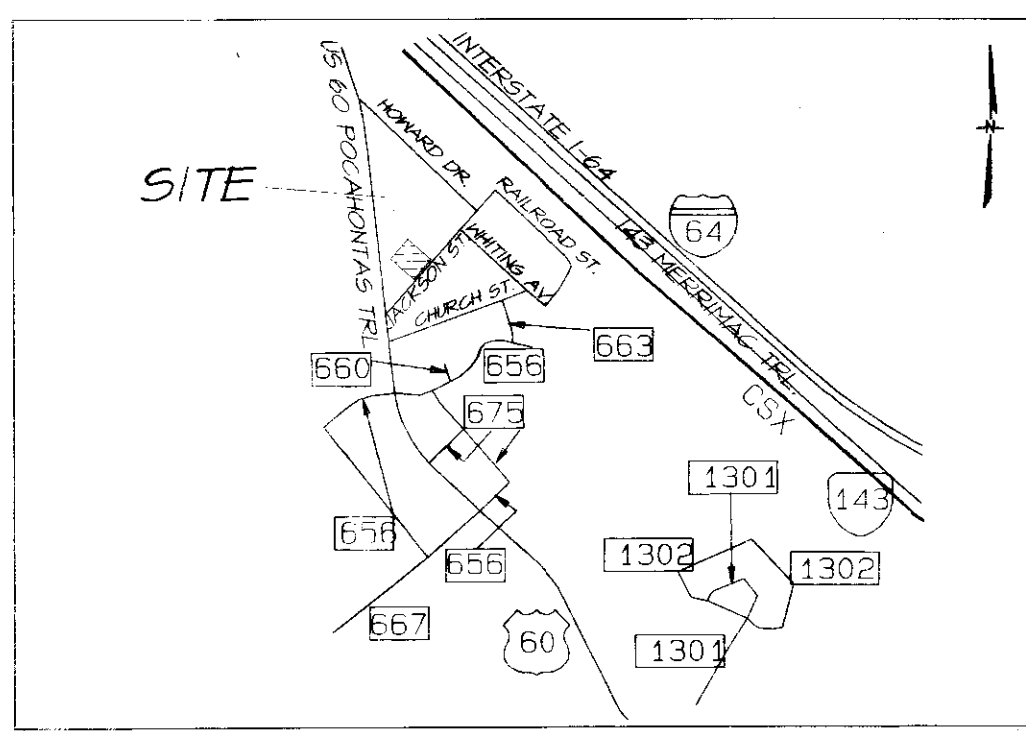
9-27-10 *Ronald S. Jackson*  
DATE SIGNATURE

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF JAMES CITY  
I, *Jerry Crestillo*, 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 23<sup>rd</sup> DAY OF *October*, 2010.  
*Jerry Crestillo* MY COMMISSION EXPIRES *April 30, 2011*  
# 715-9809

**STATE OF VIRGINIA**

COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE *6<sup>th</sup>* DAY OF *Oct.* 2010  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ AND OR INSTRUMENT NUMBER *100021314*  
TESTE: *Betsy B. Woodruffe*  
CLERK  
BY: *Claudia H. Binkley, Dep. Clerk*  
PROPERTY IS TAX PARCELS ID # 5230200003 SHEET 1 OF 1



VICINITY MAP  
SCALE 1" = 2000'

**GENERAL NOTES**

- BOUNDARY INFORMATION TAKEN FROM PLATS PB 77 PAGE 34, PB 62 PAGE 84, PB 9 PAGE 37 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 THERE RELATIONSHIP TO ONE ANOTHER.
- PROPERTY IS ZONED R1. BUILDING SETBACK LINES ARE FRONT = 50' FROM CENTERLINE OF ROAD REAR = 35' SIDE = 10'
- 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.
- ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- LOTS SHOWN TO BE SERVED BY PUBLIC SEWER AND WATER. OWNER/DEVELOPER DESIRES TO RETAIN WELL AS SHOWN FOR LAWN/GARDEN IRRIGATION PURPOSES.
- 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 SHOWN 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.
- PROPERTY ADDRESS FOR NEW LOT 3A, 113 JACKSON STREET.

**SOURCE OF TITLE**

PARCEL # 5230200003, WAS CONVEYED TO RONALD S. JACKSON BY WILL FROM CHARLES H. JACKSON, DATED 9-03-76 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN WB 24 PG. 33.

**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* 9-17-10  
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  
*Patricia J. ...* DATE 9/30/10  
VIRGINIA DEPT. OF TRANSPORTATION  
*Billy A. W.* DATE 9/22/10

