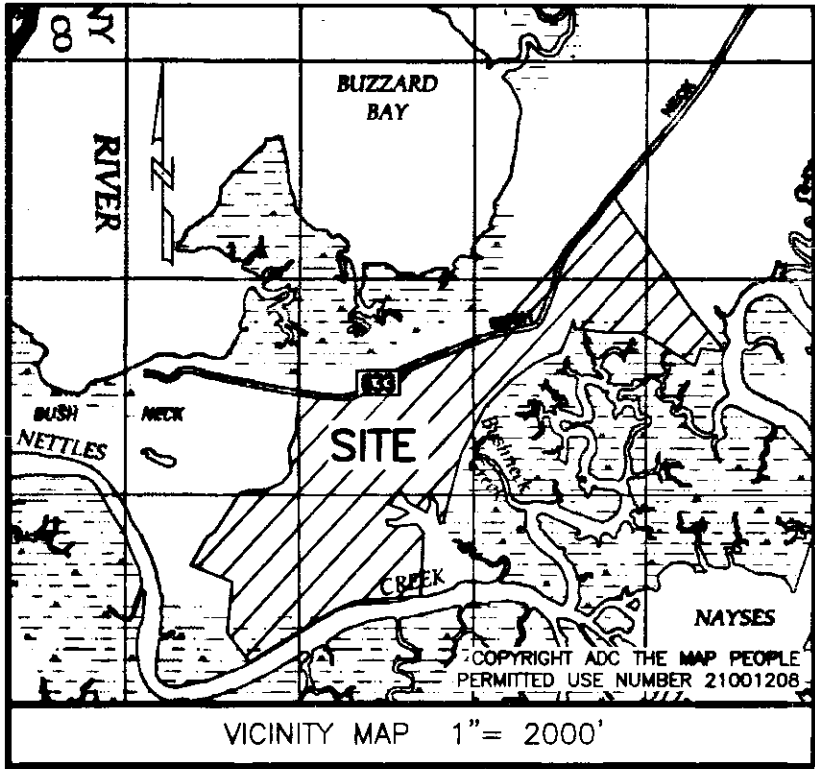


120025437



COMPILED PLAT SHOWING
PROPERTY LINE EXTINGUISHMENTS ON THE PROPERTIES OF
DAVID H. & STEPHANIE M. ALLEN
INSTR. #030009743
JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA
DATE: 11-19-2012 SCALE: 1"=300' JOB # 11-109

LandTech Resources, Inc.
Surveying • Engineering • GPS
205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 2
JCC-S-0045-2012

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PROPERTY IS SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PROPERTY LIES IN FIRM ZONES "X" & "AE" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0115C DATED SEPTEMBER 28, 2007.
7. THIS PROPERTY FALLS WITHIN THE RPA AND RMA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
8. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
9. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
10. THIS PLAT IS BASED ON A COMPILATION OF PLATS OF RECORD AND DOES NOT REPRESENT A CURRENT FIELD SURVEY.
11. IMPROVEMENTS SHOWN BASED ON PREVIOUSLY RECORDED PLATS AND JCC GIS DATA IN ADDITION FIELD GPS LOCATION.
12. ADDRESS: 2001 BUSH NECK ROAD
13. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
14. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.
15. PARCEL 3420100002 IS PRESENTLY INCLUDED IN THE GORDON CREEK AFD AND IS SUBJECT TO ITS ADOPTED CONDITIONS AND RESTRICTIONS.
16. THE PROPERTIES IDENTIFIED ON THIS PLAT ARE SUBJECT TO THE TERMS AND CONDITIONS OF A DEED OF EASEMENT ADOPTED BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS ON NOVEMBER 13, 2012.

PROPERTY INFORMATION

LOT	PARCEL ID	EXISTING ADDRESS	ZONING	OLD AREA	NEW AREA
1	3420200001	2003 BUSH NECK RD.	A1	±5.22 ACRES	0 ACRES
2	3420200002	2011 BUSH NECK RD.	A1	±6.21 ACRES	0 ACRES
3	3420200003	2019 BUSH NECK RD.	A1	±6.81 ACRES	0 ACRES
4	3420200004	2027 BUSH NECK RD.	A1	±6.61 ACRES	0 ACRES
5	3420100002	2001 BUSH NECK RD.	A1	±133 ACRES	±158 ACRES

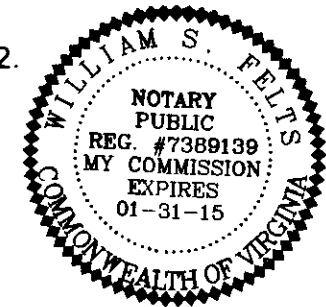
BUILDING SETBACK: (PER ZONING ORDINANCE)
FRONT = 50' (FROM A R/W 50' OR GREATER IN WIDTH)
FRONT = 75' (FROM THE C OF A R/W LESS THAN 50' IN WIDTH)
REAR = 35'
SIDE = 15'

OWNERS CERTIFICATE

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.
David H. Allen 12-4-2012
DAVID H. ALLEN DATE
Stephanie M. Allen 12-4-2012
STEPHANIE M. ALLEN DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY, WILLIAM S. FELTS 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 4 DAY OF NOVEMBER, 2012. MY COMMISSION EXPIRES 1-31-2015.
William S. Felts
NOTARY PUBLIC
REG. #7389139
MY COMMISSION EXPIRES 01-31-15
REGISTRATION NO. 7389139



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF DAVID H. ALLEN AND STEPHANIE M. ALLEN, AND WAS ACQUIRED FROM JOHN WAKEFIELD NICODEMUS & PATRICIA M. NICODEMUS, EDWARD MINOR NICODEMUS & SHIRLEY A. NICODEMUS, JAMES GARY SELBY AND NANCY GAIL SELBY OLSON BY THAT CERTAIN DEED DATED FEBRUARY 20, 2003, AND IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #030009743.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
12-7-12
DATE
William S. Felts
SUBDIVISION AGENT OF JAMES CITY COUNTY

2 Large/Small Plat(s) Recorded
Herewith as # 120025437

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.
11-19-2012
DATE
William S. Felts
WILLIAM S. FELTS, L.S.



STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 10th DAY OF December, 2012. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:45 AM. INSTRUMENT # 120025437
TESTE By Stan B. Woodruff, Clerk
By Claudia H. White, Dep. Clerk

120025437

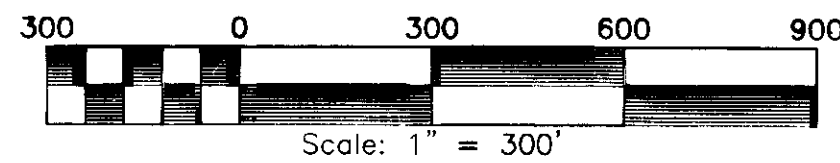
COMPILED PLAT SHOWING
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JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA
DATE: 11-19-2012 SCALE: 1"=300" JOB # 11-109



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SHEET 2 OF 2

JCC-S-0045-2012



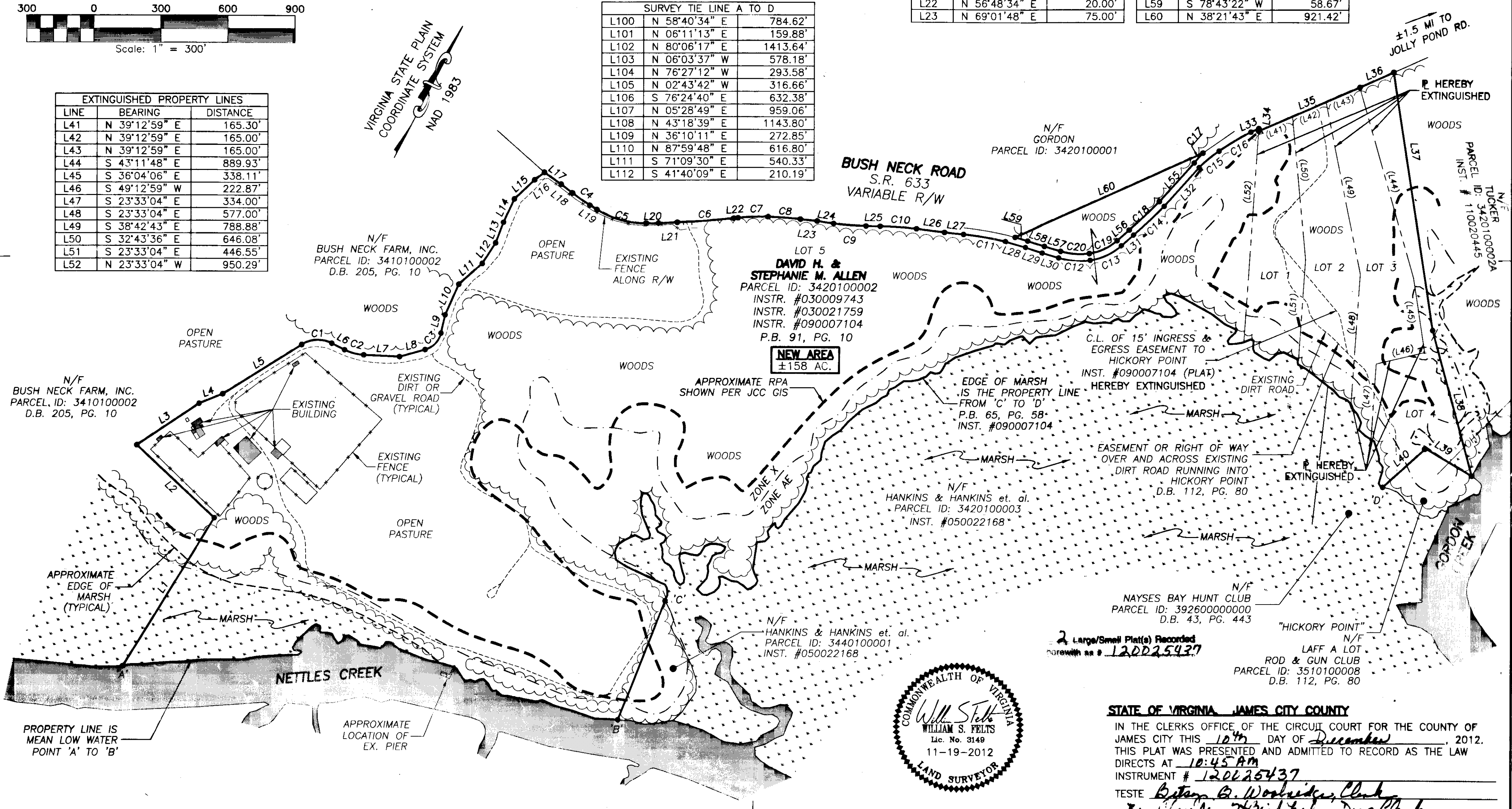
LINE	BEARING	DISTANCE
L41	N 39°12'59" E	165.30'
L42	N 39°12'59" E	165.00'
L43	N 39°12'59" E	165.00'
L44	S 43°11'48" E	889.93'
L45	S 36°04'06" E	338.11'
L46	S 49°12'59" W	222.87'
L47	S 23°33'04" E	334.00'
L48	S 23°33'04" E	577.00'
L49	S 38°42'43" E	788.88'
L50	S 32°43'36" E	646.08'
L51	S 23°33'04" E	446.55'
L52	N 23°33'04" W	950.29'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	137.65'	141.11'	135.01'	N 59°46'22" E	238°44'08"
C2	212.96'	89.58'	88.92'	N 77°05'19" E	24°06'00"
C3	100.00'	107.05'	102.01'	N 16°07'22" E	61°20'06"
C4	989.00'	94.48'	94.45'	S 82°24'29" E	5°28'25"
C5	406.80'	233.22'	230.03'	N 78°25'54" E	32°50'50"
C6	4725.42'	253.04'	253.01'	N 58°20'36" E	3°04'05"
C7	1050.00'	136.12'	136.02'	N 60°31'24" E	187°25'40"
C8	1727.50'	144.51'	144.47'	N 66°38'01" E	184°47'35"
C9	1055.00'	145.00'	144.89'	N 66°57'34" E	7°52'30"
C10	1440.00'	163.15'	163.07'	N 66°16'04" E	186°29'30"
C11	1400.00'	190.65'	190.50'	N 72°08'53" E	187°48'08"
C12	326.24'	142.44'	141.31'	N 66°56'50" E	25°00'58"
C13	268.09'	156.59'	154.37'	N 37°42'22" E	33°27'58"
C14	2760.15'	188.93'	188.89'	N 19°00'44" E	3°55'19"
C15	707.70'	115.99'	115.86'	N 23°05'59" E	189°23'26"
C16	1253.00'	166.42'	166.30'	S 31°36'00" W	7°36'36"
C17	737.70'	58.72'	58.70'	S 13°52'53" W	4°33'38"
C18	2730.15'	186.19'	186.16'	S 19°00'44" W	183°54'27"
C19	238.09'	139.07'	137.10'	S 37°41'54" W	21°32'01"
C20	296.24'	129.35'	128.32'	S 66°56'26" W	205°01'03"

LINE	BEARING	DISTANCE
L1	N 04°18'19" E	780.29'
L2	N 74°23'11" W	477.00'
L3	N 28°51'49" E	335.45'
L4	N 40°47'19" E	114.28'
L5	N 30°24'19" E	417.48'
L6	N 89°08'19" E	63.70'
L7	N 65°02'19" E	160.86'
L8	N 46°47'25" E	118.76'
L9	N 14°32'41" W	84.07'
L10	N 03°22'41" W	150.00'
L11	N 20°36'19" E	142.00'
L12	N 05°23'49" E	110.00'
L13	N 06°52'11" W	100.00'
L14	N 02°32'41" W	115.00'
L15	N 19°06'49" E	125.00'
L16	N 25°21'14" E	55.00'
L17	S 82°07'36" E	91.67'
L18	S 79°40'16" E	65.00'
L19	S 85°08'41" E	37.57'
L20	N 62°00'29" E	54.06'
L21	N 59°52'39" E	84.28'
L22	N 56°48'34" E	20.00'
L23	N 69°01'48" E	75.00'

LINE	BEARING	DISTANCE
L24	N 70°53'49" E	75.00'
L25	N 63°01'19" E	63.56'
L26	N 69°30'49" E	126.24'
L27	N 68°14'49" E	86.30'
L28	N 78°43'44" E	93.15'
L29	N 81°50'34" E	79.32'
L30	N 79°27'19" E	76.76'
L31	N 20°58'23" E	72.90'
L32	N 14°25'04" E	234.00'
L33	N 39°12'59" E	38.69'
L34	N 23°33'04" W	11.25'
L35	S 39°12'59" W	495.30'
L36	S 38°31'59" W	166.41'
L37	S 36°04'06" E	1172.94'
L38	S 42°37'37" E	676.00'
L39	N 86°58'08" W	240.22'
L40	S 20°46'57" W	259.00'
L55	S 14°24'42" W	233.54'
L56	S 20°57'57" W	72.67'
L57	S 79°26'57" W	76.14'
L58	S 81°50'12" W	79.51'
L59	S 78°43'22" W	58.67'
L60	N 38°21'43" E	921.42'

SURVEY TIE LINE A TO D	BEARING	DISTANCE
L100	N 58°40'34" E	784.62'
L101	N 06°11'13" E	159.88'
L102	N 80°06'17" E	1413.64'
L103	N 06°03'37" W	578.18'
L104	N 76°27'12" W	293.58'
L105	N 02°43'42" W	316.66'
L106	S 76°24'40" E	632.38'
L107	N 05°28'49" E	959.06'
L108	N 43°18'39" E	1143.80'
L109	N 36°10'11" E	272.85'
L110	N 87°59'48" E	616.80'
L111	S 71°09'30" E	540.33'
L112	S 41°40'09" E	210.19'



2 Large/Small Plat(s) Recorded
Par. No. 120025437

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
JAMES CITY THIS 10th DAY OF December, 2012.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS AT 10:45 AM
INSTRUMENT # 120025437
TESTE *By [Signature]*
By [Signature]