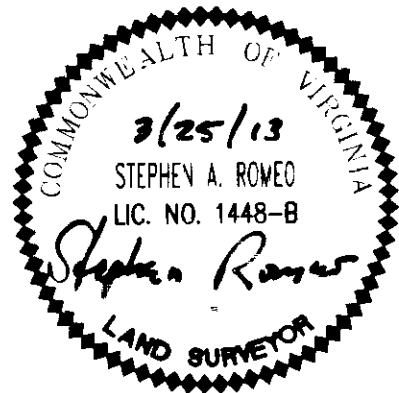


**SURVEYOR'S CERTIFICATE:**

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.



**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BUSH DEVELOPMENT CORPORATION, A VIRGINIA CORPORATION TO HOUSING PARTNERSHIPS, INC., A VIRGINIA CORPORATION, BY DEED DATED 8/24/12 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY (THE CLERK'S OFFICE) ON 8/30/2012 BY DOCUMENT NUMBER 120018108

**OWNER'S CERTIFICATE:**

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

BY: J. Woodruff 3/29/13  
SIGNATURE DATE  
Abbitt Woods II Executive Director  
NAME (PRINTED) TITLE

**CERTIFICATE OF NOTARIZATION:**

STATE OF Virginia  
CITY/COUNTY OF Williamsburg  
I, Jane M. Tynda 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 ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 29th DAY OF March, 2013. MY COMMISSION EXPIRES 11-20-2016  
Jane M. Tynda  
(SIGNATURE)

**CERTIFICATE OF APPROVAL:**

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

[Signature] 4-23-13  
SUBDIVISION AGENT OF DATE  
JAMES CITY COUNTY

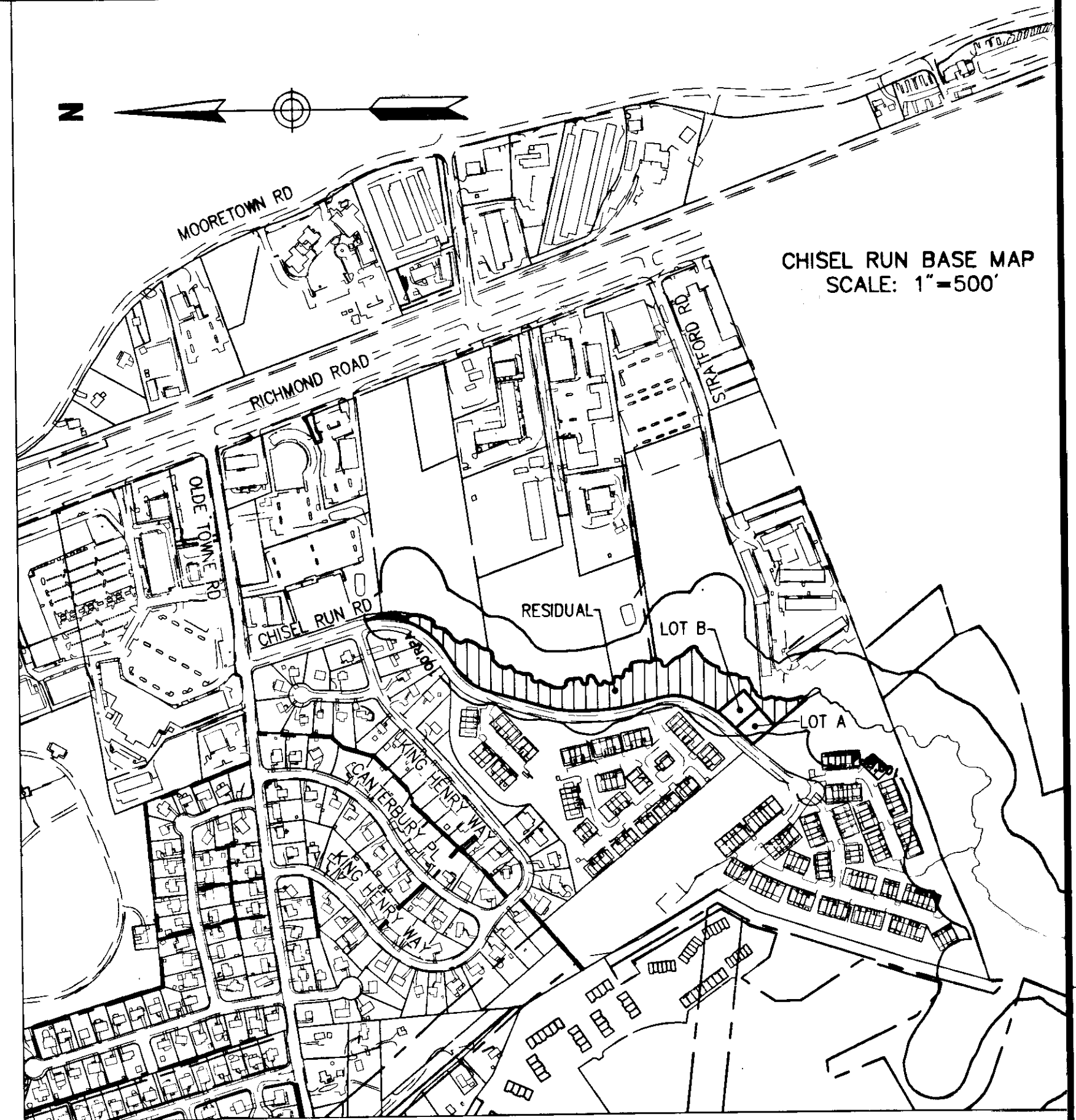
STATE OF VIRGINIA  
JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS. @ \_\_\_\_\_ AM/PM INSTRUMENT NO. \_\_\_\_\_

TESTE: \_\_\_\_\_  
BY: \_\_\_\_\_

**NOTES:**

- 1. THIS PROPERTY IS ZONED R-5, WITH PROFFERS, MULTI-FAMILY RESIDENTIAL.
- 2. THIS PLAT IS COMPILED FROM PLATS OF RECORD AND DOES NOT REPRESENT A FIELD SURVEY.
- 3. THIS PROPERTY IS REFERENCED AS JAMES CITY COUNTY TAX PARCEL 3330100004.
- 4. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANELS NOS. 51095C0130C AND 51095C0140C, DATED SEPT. 28, 2007.
- 5. THIS SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- 6. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
- 8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 9. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 10. THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 11. WETLANDS AND LANDS 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.
- 12. RESOURCE PROTECTION LINE (RPA) AS SHOWN HEREON WAS ESTABLISHED BY JAMES CITY COUNTY GIS.
- 13. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 14. RPA SIGNS SHOWN HEREON ARE TO BE INSTALLED BY SUBDIVIDER WITHIN 6 MONTHS OF RECORDATION OF THIS PLAT PER SECTION 23-7(C) OF THE JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 15. NO LAND DISTURBANCE IN THE 50' SEAWARD PORTION.
- 16. BUILDING SET BACKS (BSL)  
FRONT: 35'  
SIDE: 15'  
LOT A REAR: 20' & 100' RPA; LOT B REAR: 50' RPA
- 17. THE FOLLOWING REFERENCES WERE USED IN PREPARATION OF THIS PLAT:  
P.B. 40, PG. 49      P.B. 48, PG. 88  
P.B. 58, PG. 50      P.B. 25, PG. 64  
P.B. 40, PG. 15      P.B. 41, PG. 15  
P.B. 36, PG. 30      P.B. 40, PG. 38  
P.B. 48, PG. 89      P.B. 39, PG. 9  
P.B. 44, PG. 98      INST. NO. 120018108
- 18. CHESAPEAKE BAY PRESERVATION BOARD APPROVAL DATED: 3/13/2013



**AREA TABULATION**

|                                     |             |
|-------------------------------------|-------------|
| TAX MAP NO. 3330100004 =            | 5.32± AC.   |
| LOT A =                             | -0.2893 AC. |
| LOT B =                             | -0.3149 AC. |
| NEW AREA (TAX MAP NO. 3330100004) = | 4.72± AC.   |

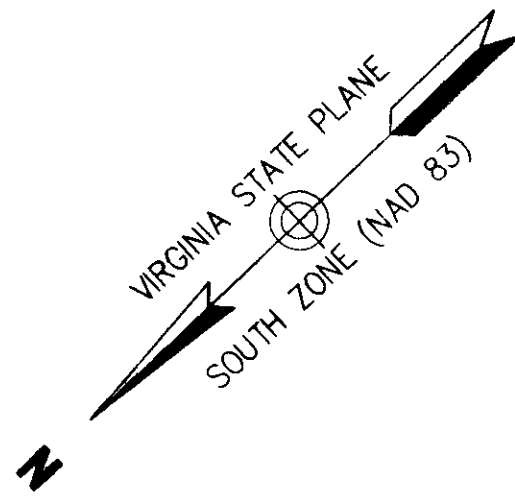
**SUBDIVISION OF PROPERTY OF HOUSING PARTNERSHIPS, INC.**  
JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA  
SHEET 1 OF 2  
DATE: 3/25/13      SCALE: 1"=50'

2 Large/Small Plat(s) Recorded herewith as # 130010710

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
April 24, 2013  
at 10:40 AM/PM, PB \_\_\_\_\_ PG \_\_\_\_\_  
Document # 130010710  
BETSY B. WOOLRIDGE, CLERK  
[Signature], Dep. Clerk



**Vanasse Hangen Brustlin, Inc.**  
Transportation Land Development Environmental Services  
351 McLaws Circle, Suite 3  
Williamsburg, Virginia 23185  
(757) 220-0500 • FAX (757) 220-8544



N/F  
PITSIDES LAND TRUST  
GEORGE PITSIDES TR  
TAX MAP NO. 3330100028  
ZONED B1  
D.B. 495 PG. 308  
P.B. 40 PG. 49

N/F  
JPMCC 2005 CBC13  
STRATFORD LIVING  
TAX MAP NO. 3330100027  
ZONED R5  
DOC. NO. 120006184  
P.B. 58 PG. 50

20' SANITARY  
SEWER EASEMENT  
HEREBY GRANTED TO  
JAMES CITY  
SERVICE AUTHORITY

STREAM LINE FROM  
JAMES CITY COUNTY GIS

PROPERTY LINE IS  
CENTERLINE OF STREAM

TIE LINE FROM  
P.B. 25 PG. 64

HOUSING PARTNERSHIPS, INC.  
TAX MAP NO. 3330100004  
ZONED R5  
DOC. NO. 120018108  
OLD AREA=5.32± AC.  
NEW AREA=4.72± AC.

N/F  
CHISEL RUN HOME OWNERS  
ASSOCIATION II, INC.  
TAX MAP NO. 3240600001A  
ZONED R5  
D.B. 335 PG. 162  
P.B. 44 PG. 98-99  
P.B. 48 PG. 88-89

N/F  
JOSEPH H & JUDY H STEELE  
TAX MAP NO. 3330100016  
ZONED B1  
D.B. 557 PG. 399  
P.B. 40 PG. 15

APPROX.  
20' JCSA SANITARY  
SEWER EASEMENT  
D.B. 141 PG. 415  
P.B. 30 PG. 35

HOUSING PARTNERSHIPS, INC.  
TAX MAP NO. 3330100004  
ZONED R5  
DOC. NO. 120018108  
OLD AREA=5.32± AC.  
NEW AREA=4.72± AC.

N/F  
CHISEL RUN HOME OWNERS  
ASSOCIATION, INC.  
TAX MAP NO. 3240600101A  
ZONED R5  
D.B. 378 PG. 22  
P.B. 41 PG. 15

200' VIRGINIA POWER EASEMENT  
P.B. 48 PG. 88  
P.B. 41 PG. 15  
P.B. 25 PG. 64

20' CITY OF  
NEWPORT NEWS  
WATERLINE EASEMENT  
P.B. 48 PG. 88  
P.B. 41 PG. 15  
P.B. 25 PG. 64

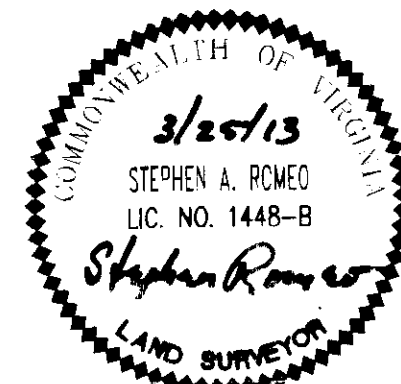
N/F  
CHISEL RUN HOME OWNERS  
ASSOCIATION II, INC.  
TAX MAP NO. 3240600001A  
ZONED R5  
D.B. 335 PG. 162  
P.B. 44 PG. 98-99  
P.B. 48 PG. 88-89

| EASEMENT TIE LINE TABLE |        |             |
|-------------------------|--------|-------------|
| LINE                    | LENGTH | BEARING     |
| E1                      | 24.29' | N50°19'02"E |
| E2                      | 21.92' | S74°14'39"E |
| E3                      | 20.00' | S15°43'42"W |
| E4                      | 35.70' | N74°14'39"W |

| CURVE TABLE |        |         |         |        |               |           |
|-------------|--------|---------|---------|--------|---------------|-----------|
| CURVE       | LENGTH | RADIUS  | TANGENT | CHORD  | CHORD BEARING | DELTA     |
| C1          | 31.64' | 201.87' | 15.85'  | 31.60' | N39°37'53"E   | 8°58'46"  |
| C2          | 36.82' | 201.87' | 18.46'  | 36.77' | N29°55'00"E   | 10°27'00" |

2 Large/Small Plat(s) Recorded  
herewith as 130010710

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
April 24, 2013  
at 10:40 AM/PM, P.B. PG. --  
Document # 130010710  
BETSY B. WOOLRIDGE, CLERK  
*Betsy Woolridge*, Dep. Clerk



SUBDIVISION  
OF PROPERTY OF  
HOUSING PARTNERSHIPS, INC.  
JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA  
SHEET 2 OF 2  
DATE: 3/25/13 SCALE: 1"=50'

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