

140002074

OWNER'S CERTIFICATE

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

SIGNATURE *[Signature]*

DATE 1-28-2014

ROBERT H. JONES III

CERTIFICATE OF NOTARIZATION

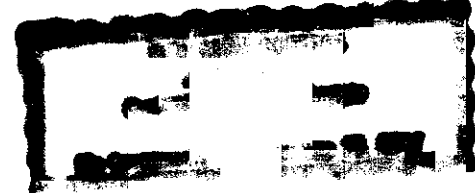
COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City I, Leigh Anne Roberts, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 28th DAY OF January YEAR 2014

(SIGNATURE) *[Signature]*

MY COMMISSION EXPIRES 9-30-17

NOTARY REGISTRATION NUMBER: 306384



OWNER'S CERTIFICATE

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

SIGNATURE *[Signature]*

DATE 1-28-2014

BENITA M. JONES

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City I, Leigh Anne Roberts, 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 28th DAY OF January YEAR 2014

(SIGNATURE) *[Signature]*

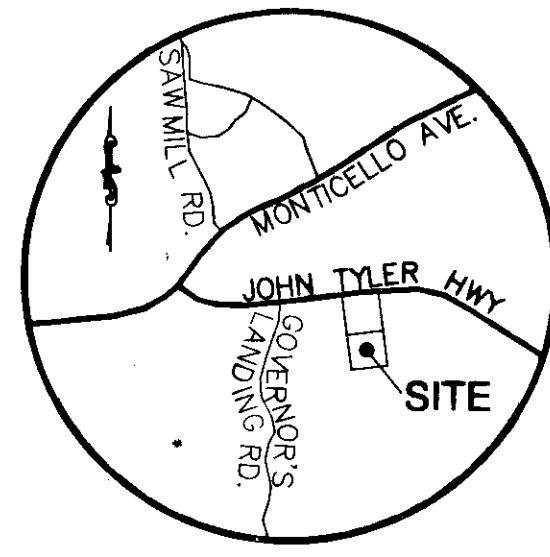
MY COMMISSION EXPIRES 9-30-17

NOTARY REGISTRATION NUMBER: 306384



NOTES:

1. NO TITLE REPORT FURNISHED, THEREFORE ALL ENCUMBRANCES UPON THE LOT MAY NOT BE SHOWN.
2. THIS PROPERTY IS IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND ZONE "AE 7.5" (BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA. COMMUNITY PANEL NO. 51095C0115C, EFFECTIVE DATE SEPTEMBER 28, 2007.
3. PROPERTY IS ZONED A-1.
4. CURRENT OWNERS: ROBERT H. JONES III & BENITA M. JONES INST #: 990025819
5. THE EXISTING CONDITIONS SHOWN ON THIS PLAT ARE THE RESULT OF A SURVEY PERFORMED BY THIS FIRM ON JULY 15 AND JULY 18 OF 2013, AS WELL AS DIGITIZED INFORMATION FROM A PLAT ENTITLED "SUBDIVISION OF PROPERTY KNOWN AS PINE DELL, LOCATED IN POWATAN DISTRICT - JAMES CITY COUNTY, VIRGINIA" BY DEAN E. HAYNES, DATED FEBRUARY 22, 2012.
6. THE CORNERS OF ALL LOTS CREATED SHALL BE MARKED WITH IRON RODS.
7. 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.
8. ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. WATERSHED: JAMES RIVER (HUC CODE JL30)



CERTIFICATE OF APPROVAL

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

DATE 1/30/2014 Virginia Department of Health

DATE SUBDIVISION AGENT OF JAMES CITY COUNTY 1/31/14

CERTIFICATE OF APPROVAL

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

DATE 1/27/14 VDOT

CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY CIRCUIT COURT. THIS PLAT WAS RECORDED ON 1/27/2014

AT 3:36 PM

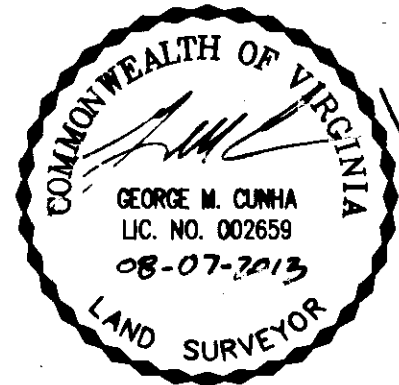
INSTRUMENT# 140002074

CLERK OF CIRCUIT COURT

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.

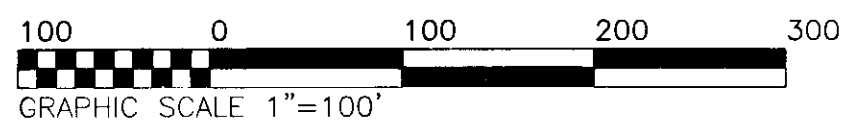
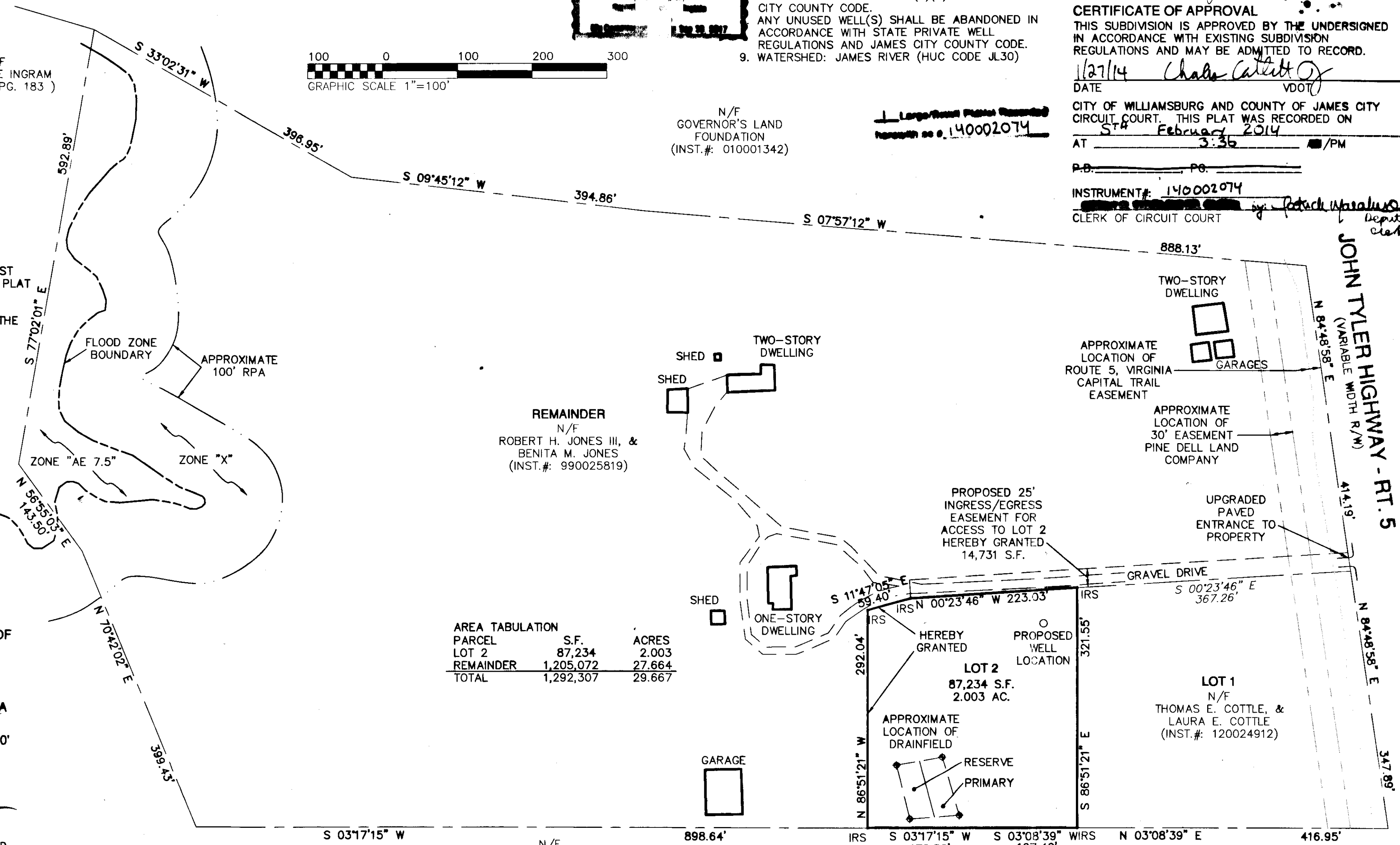
DATE NAME 8-07-2013 George M. Cunha NAME PRINTED



PLAT SHOWING SUBDIVISION OF PINE DELL INST: 120024912 POWHATAN DISTRICT JAMES CITY COUNTY, VIRGINIA JCC REFERENCE #: S-0038 DATE: 8/7/2013 SCALE: 1"=100'



150 STRAWBERRY PLAINS ROAD, SUITE D WILLIAMSBURG, VIRGINIA 23186 (757) 345-2866 - (757) 345-2877 (FAX)



PARCEL	S.F.	ACRES
LOT 2	87,234	2.003
REMAINDER	1,205,072	27.664
TOTAL	1,292,307	29.667

REMAINDER N/F ROBERT H. JONES III, & BENITA M. JONES (INST.#: 990025819)

N/F JANICE LEE INGRAM (D.B. 271, PG. 183)