

140019238

OWNERS CERTIFICATE

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

W.S. Felts 11-15-2014
 SIGNATURE DATE
 Ralph E. B. Duggs Manager
 NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY, WILLIAMS FELTS, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY HAND THIS 13 DAY OF NOVEMBER, 2014.
 MY COMMISSION EXPIRES 1/28/14

W.S. Felts
 NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF CHILHAM CONSTRUCTION, L.L.C. AND WAS ACQUIRED FROM JOHN & WENDY A. AILOR BY DEED DATED JULY 31, 2014 AND RECORDED A INSTR. #140012907 IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

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.

10/16/2014 DATE
W.S. Felts
 WILLIAM S. FELTS, L.S. #3149

CERTIFICATE OF APPROVAL

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

11/17/14 DATE
Charles Catlett Jr.
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 11/17/14 DATE
Paul H. Adams
 SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA - JAMES CITY COUNTY

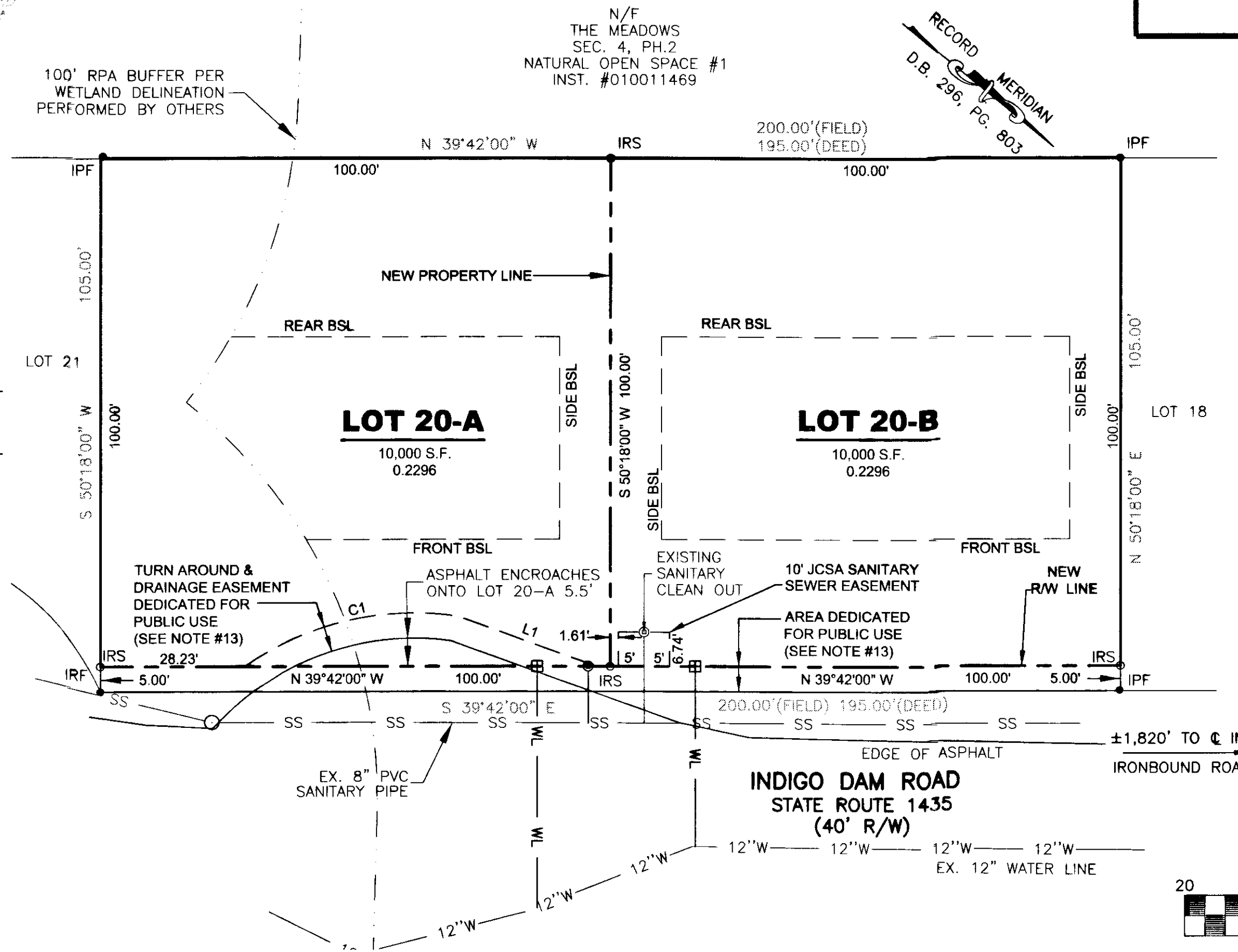
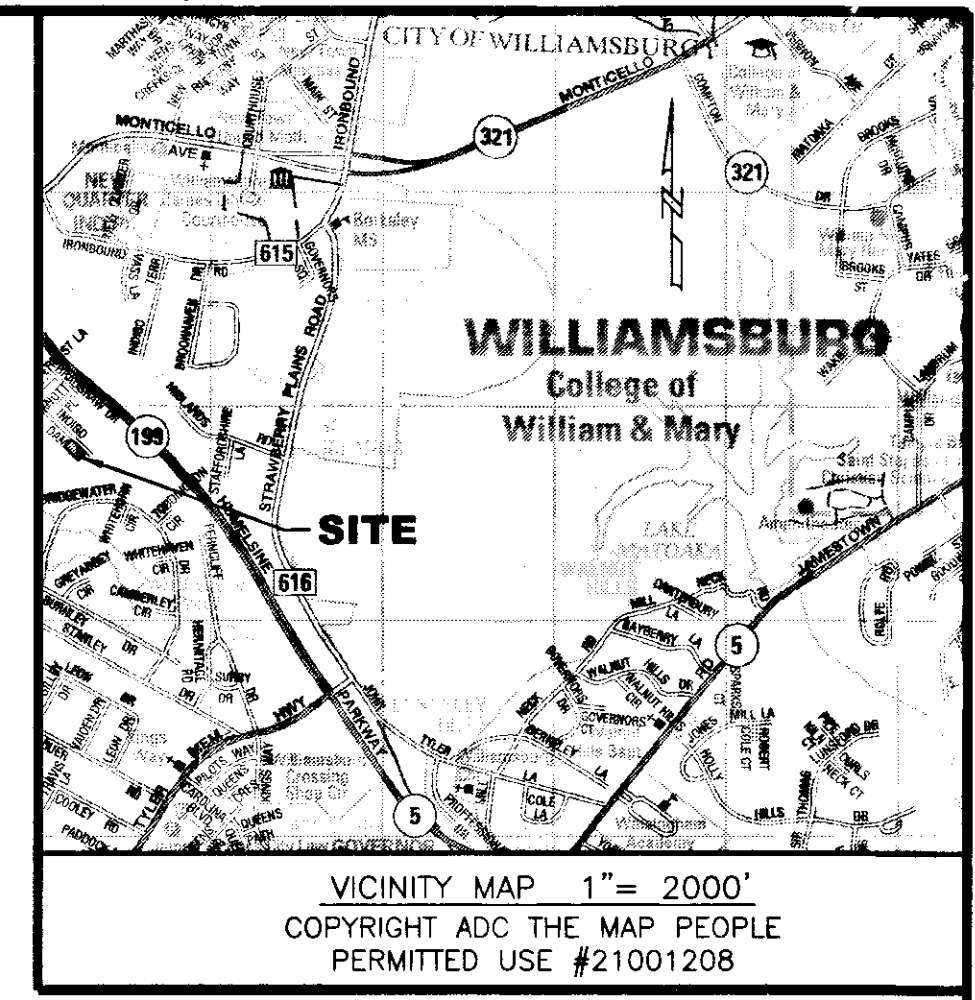
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 20th DAY OF November, 2014. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:24 P.M.

INSTRUMENT # 140019238
 TESTE *amy* CLERK

Large Format Plat(s) Recorded herewith as # 140019238

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN D.B. 296, PGS. 803-804.
2. PROPERTY LINES SHOWN ARE BASED ON PLATS OF RECORD AND MONUMENTS FOUND.
3. THIS FIRM MADE NO INSPECTION OF PROPERTY FOR POTENTIAL HAZARDOUS WASTE.
4. RPA SHOWN IS BASED ON FIELD LOCATED WETLANDS DELINEATED BY ROTH ENVIRONMENTAL.
5. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
6. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
7. PROPOSED LOTS SHALL BE SERVED BY PUBLIC WATER & SEWER.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERTY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
11. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
12. LOTS LIE IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0140C, DATED SEPTEMBER 28, 2007.
13. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE PUBLIC USE EASEMENT.



PROPERTY INFORMATION

PARCEL ID: 3841000020
 EXISTING AREA: 21,000 S.F./0.4821 AC.
 NEW LOT 20-A: 10,000 S.F./0.2296 AC.
 NEW LOT 20-B: 10,000 S.F./0.2296 AC.
 R/W DEDICATION: 1,000 S.F./0.0230 AC.
 TOTAL NEW AREA: 21,000 S.F./0.4821 AC.

ZONING DISTRICT: R2 GENERAL RESIDENTIAL

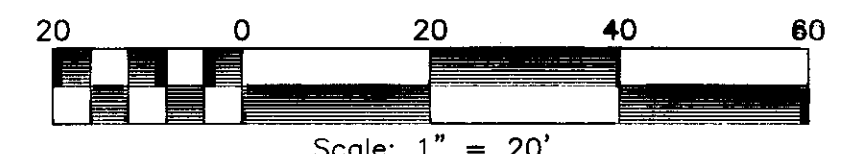
BUILDING SETBACK (BSL)
 FRONT = 50' FROM @ R/W
 REAR = 35'
 SIDE = 10'

EXISTING ADDRESS:
 153 INDIGO DAM ROAD
 JAMES CITY COUNTY, VA

LEGEND

- SANITARY MANHOLE
- ⊙ EX. SEWER CLEANOUT
- ⊙ PROPOSED SEWER CLEANOUT
- ⊙ PROPOSED WATER METER
- PROPOSED SEWER LATERAL/CONNECTION
- PROPOSED WATER LATERAL/CONNECTION
- IRF ● IRON ROD FOUND
- IPF ● IRON PIPE FOUND
- IRS ○ IRON ROD SET

JCC PLAN NO. S-0051-2014



EASEMENT CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	57.59'	43.86'	42.81'	N 53°05'26" W	43°38'21"

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 19°49'21" W	29.16'



DATE: 11/13/2014
 DRAWN BY: SG
 PROJECT No. 14-342
 CAD FILE: 14-342 SUBDIVISION PLAT.dwg
 REFERENCES:
 D.B. 296, PGS. 803-804

SUBDIVISION PLAT OF
 PROPERTY STANDING IN THE NAME OF
 CHILHAM CONSTRUCTION, L.L.C.
 BEING PARCEL ID: 3841000020
 BERKELEY MAGISTERIAL DISTRICT, JAMES CITY COUNTY, VIRGINIA
 SHEET 1 OF 1

NO.	DATE	COMMENTS/REVISIONS

LRI LANDTECH RESOURCES, INC.
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