

15000 8859

CERTIFICATION OF SOURCE OF TITLE: TAX MAP PARCEL #(47-1)(1-79)

THE PROPERTY SHOWN ON THIS PLAT AS TAX MAP PARCEL (47-1)(1-79) WAS CONVEYED BY WILL OF ANDREW L. RUTHERFORD (DECEASED) TO SALLIE SMITH RUTHERFORD (WIDOW) BY WILL DATED DATED SEPTEMBER 23, 1993 AND EXECUTED JANUARY 4, 2005 IN WILL FILE #5942, RECORDED AS INSTRUMENT #05005942L AND BEING THE SAME PROPERTY CONVEYED FROM HAMLET B. SMITH, SR., ANDREW L. RUTHERFORD, SALLIE RUTHERFORD, A.C. HARRIS, JR. AND MARGARET S. HARRIS TO ANDREW L. RUTHERFORD AND SALLIE S. RUTHERFORD BY DEED OF DATED, MAY 13, 1993 IN DEED BOOK 824, PAGE 65. ALL DULY RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATION

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

Elizabeth Rutherford Bowling  
ELIZABETH RUTHERFORD BOWLING

Elizabeth Rutherford Bowling  
FOR SALLIE SMITH RUTHERFORD  
BY HER ATTORNEY-IN-FACT,  
ELIZABETH RUTHERFORD BOWLING

4/17/2015  
DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James City

I, Roseanna C. Dykstra, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND, THIS 17<sup>th</sup> DAY OF April, 2015.

Roseanna C. Dykstra  
SIGNATURE OF NOTARY PUBLIC

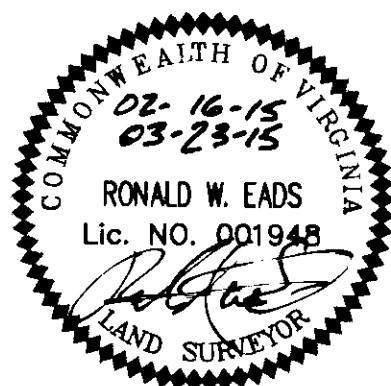
MY COMMISSION EXPIRES: 4-30-2017

NOTARY REGISTRATION NUMBER: 183110

SURVEYOR'S CERTIFICATE

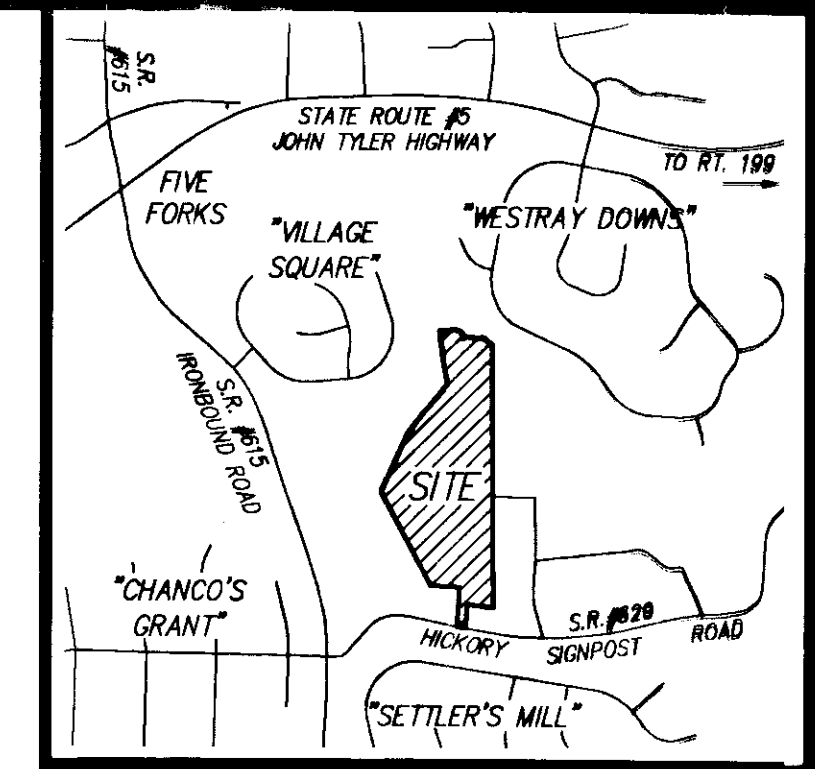
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Ronald W. Eads  
RONALD W. EADS, VA. L.S. #1948  
02-16-15  
DATE



GENERAL NOTES

- 1. PROPERTY AS SHOWN IS ALL OF TAX MAP PARCEL #(47-1)(1-79) AND IS CURRENTLY ZONED "R8 - RURAL RESIDENTIAL".
- 2. PROPERTY ADDRESS IS #4626 HICKORY SIGNPOST ROAD.
- 3. CURRENTLY THIS PROPERTY APPEARS TO LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0185C, EFFECTIVE DATE 09/28/07. THERE DOES NOT APPEAR TO BE A FUTURE AMENDMENT OR REVISION FOR F.E.M.A., F.I.R.M. #51095C0185C AVAILABLE AT THIS TIME.
- 4. 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 TO THE AGENT, A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY 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.
- 5. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PRIVATE WATER.
- 6. ALL UTILITIES AVAILABLE TO THE PROPERTIES SHALL BE INSTALLED UNDERGROUND.
- 7. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- 8. 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 ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- 9. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE. RPA SIGNS ARE TO BE INSTALLED AS NOTED FOR THE 100' RESOURCE PROTECTION AREA BUFFER. REQUIREMENTS FOR RPA SIGNS WILL BE IN ACCORDANCE WITH THE CURRENT JCC ZONING ORDINANCE, CHAPTER 23, CHESAPEAKE BAY PRESERVATION, SECTION 23-7(c).
- 10. THIS PLAT REPRESENTS A CURRENT LAND BOUNDARY SURVEY OF THE PROPERTY AS SHOWN AND IS BASED ON FOUND GROUND EVIDENCE, MARKERS AS NOTED, RECORD AND OTHER AVAILABLE INFORMATION. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR COVENANTS OTHER THAN NOTED WHICH MAY AFFECT THESE PROPERTIES. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- 11. ROAD MAINTENANCE AGREEMENT FOR EXISTING PRIVATE ROAD IS RECORDED AS INSTRUMENT #860003697 (D.B. 301, PG.325).
- 12. REFERENCE: JAMES CITY COUNTY CASE NO. S-0007-2015



VICINITY MAP  
SCALE: 1" = 1000'±

CERTIFICATE OF APPROVAL

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

Charles C. ... 4/20/15  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
DATE  
James A. ... 4-20-15  
VIRGINIA DEPARTMENT OF HEALTH  
DATE  
... 5-12-15  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY  
DATE

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 12<sup>th</sup> DAY OF MAY, 2015, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 3:20 PM.  
INSTRUMENT # 15000 8859

TESTE: Amy Stoney DC  
BETSY B. WOOLRIDGE, CLERK

2 Large/Small Plat(s) Recorded  
herewith as # 15000 8859

PLAT FOR A FAMILY SUBDIVISION  
OF A PARCEL CONTAINING 14.733 ACRES±  
OWNED BY SALLIE SMITH RUTHERFORD

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA  
SCALE: 1" = 100' DATE: FEBRUARY 16, 2015 JOB #00001-A  
REVISED: MARCH 23, 2015

PREPARED BY  
COMPASS ROSE LAND SURVEYING, PLLC  
#234 SKIMINO ROAD  
WILLIAMSBURG, VIRGINIA - 23188  
PH: (757) 871-6950  
SHEET #1 OF 2

REFERENCE: JAMES CITY COUNTY CASE #S-0007-2015