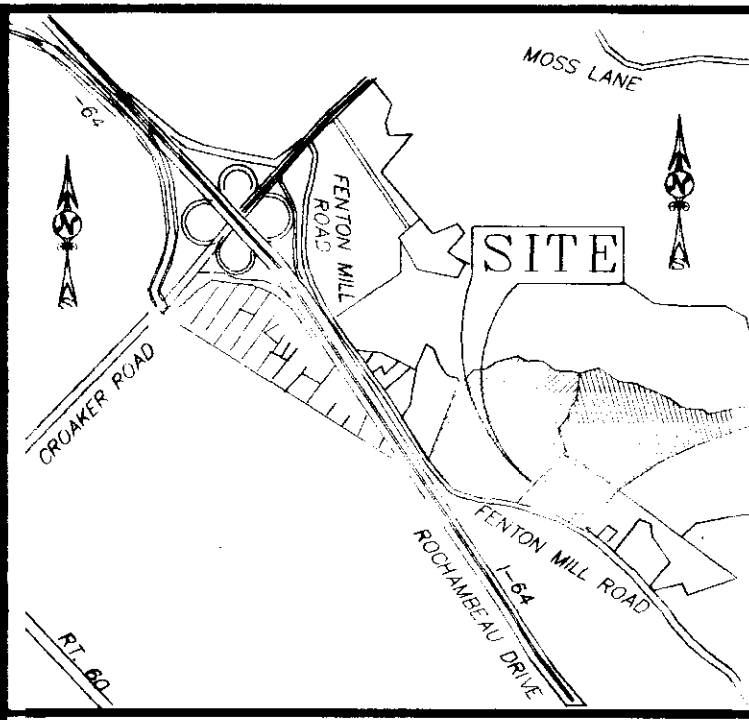


150009695



- GENERAL NOTES:**
1. THE PROPERTY SHOWN HEREON IS ALL OF ASSESSOR'S PARCELS:
- 1440100015 AT #4920 FENTON MILL ROAD,
- 2420100018 AT #4904 FENTON MILL ROAD,
- 2420100017 AT #4912 FENTON MILL ROAD,
- 1430100042 AT #4700 FENTON MILL ROAD.
 2. THE PROPERTY DOES NOT LIE WITHIN THE PRIMARY SERVICE AREA.
 3. THE PROPERTY IS CURRENTLY ZONED A1.
 4. THE PROPERTY APPEARS TO LIE IN FLOODZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. 51095C0045C DATED 09/28/2007.
 5. THE TOTAL AREA IS 138.28 AC.±
 6. MINIMUM BUILDING SETBACK LINES:
FRONT = 75'
SIDE = 15'
REAR = 35' (OR LINE OF RPA BUFFER)
 7. ALL FUTURE UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
 9. PARCEL 3: FAMILY SUBDIVISION - SUP-0017-2013

VICINITY MAP
SCALE: 1" = 1 MILE

OWNERS CERTIFICATE
THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

10-22-14
DATE
10-22-14
DATE
WILLIAM L. APPERSON
MARY M. APPERSON

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City
I, M. Anderson a Notary Public in and for the City/County aforesaid, do hereby certify that the person(s) whose name(s) are signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid given under my hand this 22 day of October, 2014.
MY COMMISSION EXPIRES Nov. 30, 2016.
SIGNATURE: M. Anderson REGISTRATION NO. 15716

OWNERS CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

11/24/14
DATE
DAVID A. NICE
FOR: DAVID A. NICE BUILDER, INC.

CERTIFICATE OF NOTARIZATION

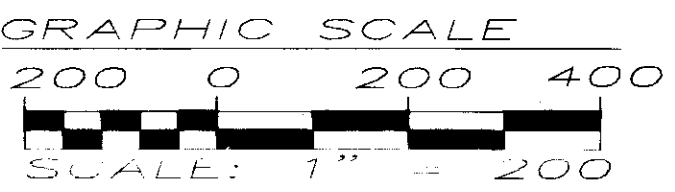
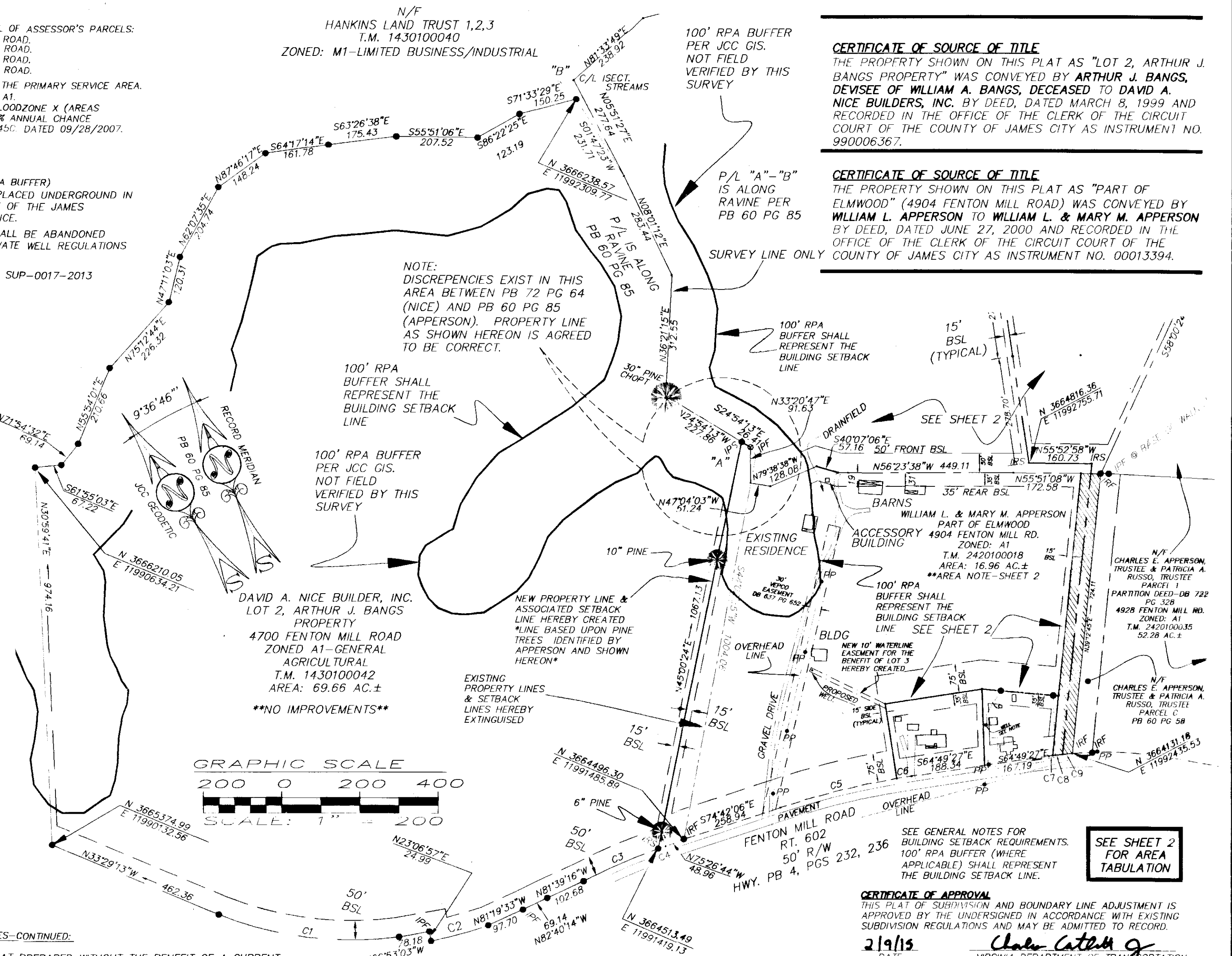
STATE OF VIRGINIA
CITY/COUNTY OF James City
I, Susan C. Kohlman a Notary Public in and for the City/County aforesaid, do hereby certify that the person(s) whose name(s) are signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid given under my hand this 24 day of November, 2014.
MY COMMISSION EXPIRES 6/30/16, 20.
SIGNATURE: Susan C. Kohlman REGISTRATION NO. 183329

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND 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.

A.D. Sebert 07/22/2013
A.D. SEBERT, L.S. DATE

N/F
HANKINS LAND TRUST 1,2,3
T.M. 1430100040
ZONED: M1-LIMITED BUSINESS/INDUSTRIAL



R/W CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG.
C1	29°46'12"	903.60	469.52	240.19	464.25	S49°25'53"E
C2	7°45'10"	1120.92	151.68	75.95	151.56	S72°01'07"E
C3	8°12'52"	1457.40	208.94	104.65	208.77	N80°20'18"W
C4	0°47'08"	1457.40	19.98	9.99	19.98	N75°50'18"W
C5	9°05'43"	1934.86	307.14	15.89	306.82	N70°30'35"W
C6	1°08'17"	1934.86	38.43	19.22	38.43	N65°23'36"W
C7	0°32'24"	979.93	9.23	4.62	9.23	N64°33'15"W
C8	1°29'56"	979.93	25.64	12.82	25.64	N63°32'05"W
C9	1°29'26"	979.93	25.49	12.75	25.49	N62°02'24"W

GENERAL NOTES-CONTINUED:

10. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS ARE SHOWN PER AVAILABLE INFORMATION. OTHER EASEMENTS MAY EXIST. THIS IS NOT A BOUNDARY SURVEY.
11. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
13. IN ACCORDANCE WITH SECTION 19-29H OF THE JAMES CITY COUNTY ZONING ORDINANCE, ANY NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT AS "LOT 2, ARTHUR J. BANGS PROPERTY" WAS CONVEYED BY ARTHUR J. BANGS, DEVISEE OF WILLIAM A. BANGS, DECEASED TO DAVID A. NICE BUILDERS, INC. BY DEED, DATED MARCH 8, 1999 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 990006367.

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT AS "PART OF ELMWOOD" (4904 FENTON MILL ROAD) WAS CONVEYED BY WILLIAM L. APPERSON TO WILLIAM L. & MARY M. APPERSON BY DEED, DATED JUNE 27, 2000 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 00013394.

NOTE: DISCREPANCIES EXIST IN THIS AREA BETWEEN PB 72 PG 64 (NICE) AND PB 60 PG 85 (APPERSON). PROPERTY LINE AS SHOWN HEREON IS AGREED TO BE CORRECT.

DAVID A. NICE BUILDER, INC.
LOT 2, ARTHUR J. BANGS PROPERTY
4700 FENTON MILL ROAD
ZONED A1-GENERAL AGRICULTURAL
T.M. 1430100042
AREA: 69.66 AC.±
NO IMPROVEMENTS

SEE GENERAL NOTES FOR BUILDING SETBACK REQUIREMENTS. 100' RPA BUFFER (WHERE APPLICABLE) SHALL REPRESENT THE BUILDING SETBACK LINE.

SEE SHEET 2 FOR AREA TABULATION

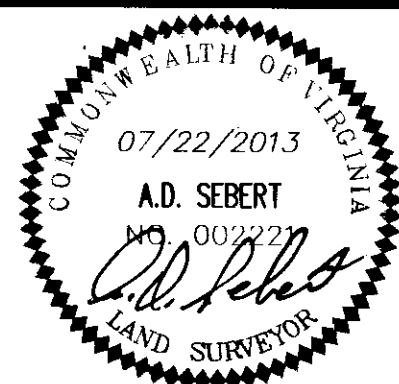
CERTIFICATE OF APPROVAL
THIS PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

2/19/15
DATE
2/10/15
DATE
4/7/15
DATE
Chloe Cate
VIRGINIA DEPARTMENT OF TRANSPORTATION
Dr. [Signature]
VIRGINIA DEPARTMENT OF HEALTH
[Signature]
SUBDIVISION AGENT (OF JAMES CITY COUNTY)
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 21, 2015
at 1:23 AM PM, PG 1
Document # 150009695
BETSY B. WOOLRIDGE, CLERK
Ed Corneal, Dep. Clerk

SEBERT
SURVEYING
& LAYOUT, LLC

173 BARLOW ROAD
WILLIAMSBURG, VA
PHONE (757) 345-0931
CELL: (757) 784-2413

PLAT OF BOUNDARY LINE ADJUSTMENT
AND SUBDIVISION AND FAMILY SUBDIVISION
BEING THE PROPERTIES OF
WILLIAM L. & MARY M. APPERSON
(HUSBAND & WIFE)
& DAVID A. NICE BUILDERS, INC.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



- LEGEND:
- N/F NOW OR FORMERLY
 - IPF IRON PIPE FOUND
 - IRF IRON ROD SET
 - IRS IRON ROD SET
 - BSI BUILDING SETBACK LINE
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - OUL OVERHEAD UTILITY LINE
 - P PRIMARY DRAINFIELD
 - R RESERVE DRAINFIELD

JCC CASE NO. S-0015-2014
DATE: 07/22/2013
REVISIONS:
08/08/14 COMMENTS
2 Large/Small Plat(s) Recorded
herewith as # 150009695

DESIGNED BY: ALP
SCALE: 1" = 200'
PROJECT NO. J144-1
DRAWING NO. 1 OF 2