

150014003

PLAT OF SUBDIVISION OF
LOT 34A
HOLLYBROOK

BEING THE LAND OWNED BY FRED A. NICE
CONSTRUCTION CO., LLC
AND IDENTIFIED AS:
TAX PARCEL 4720900034A

JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA
DATE: 06-18-2015 LRI JOB #15-095
SHEET 1 OF 2



JCC S-0012-2015

PROPERTY INFORMATION

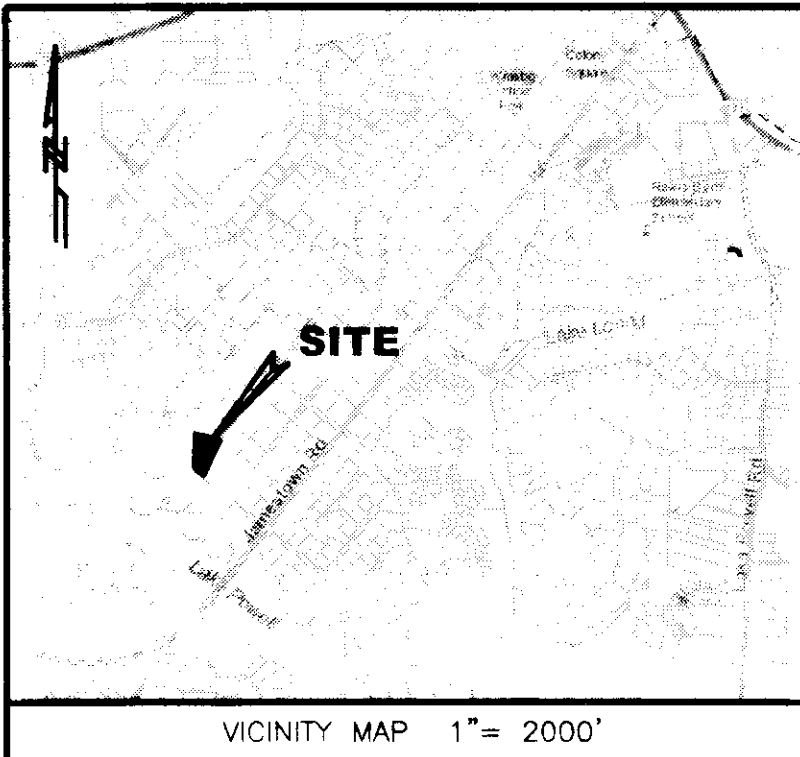
PARCEL ID #4720900034A
#109 RICH NECK ROAD
ZONING DISTRICT: R1

BUILDING SETBACK (BSL)
(PER JAMES CITY COUNTY CODE
SEC. 24-236 & 24-238)

FRONT = AS SHOWN ON SHEET 2
REAR = 35'
SIDE = 15'

PLAT REFERENCES

INST. #150004413 (DEED)
D.B. 119, PG. 119 (PLAT)
P.B. 17, PG. 13
P.B. 44, PG. 22



GENERAL NOTES

1. THIS PROPERTY IS SERVED BY PUBLIC WATER & PUBLIC SEWER.
2. 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.
3. THE PROPERTY SHOWN HEREIN LIES IN FEMA FLOOD ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 51095C0205C, PANEL 0205C, COMMUNITY NUMBER 510201, DATED SEPTEMBER 28, 2007.
4. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
5. ALL NEW UTILITIES SHALL BE UNDERGROUND.
6. 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.
7. A TITLE REPORT WAS NOT PROVIDED FOR THIS SUBDIVISION PLAT.
8. THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA (RPA) AND A RESOURCE MANAGEMENT AREA (RMA). RPA BOUNDARY AS SHOWN IS MEASURED OFF EDGE OF WETLANDS AS DELINEATED BY ROTH ENVIRONMENTAL, LLC IN MARCH 2015 AND LOCATED BY THIS FIRM. ALL NON-RPA AREAS IN JAMES CITY COUNTY ARE CLASSIFIED AS RMAs.
9. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASUREMENTS TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PART AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
10. NO SLOPES GREATER THAN OR EQUAL TO 25 PERCENT EXIST ON THE PROPERTIES SHOWN WITHIN THIS SUBDIVISION PER A CURRENT FIELD TOPOGRAPHIC SURVEY COMPLETED BY THIS FIRM ON MARCH 17, 2015.
11. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER.
12. EXISTING WATER UTILITIES AS SHOWN ARE BASED ON INFORMATION PROVIDED BY JCSA AND THEIR EXACT LOCATION IS APPROXIMATE IN NATURE. EXISTENCE AND LOCATION OF THESE UTILITIES SHALL BE FIELD VERIFIED BY THE OWNER PRIOR TO DEVELOPMENT OF EITHER LOT. SANITARY UTILITIES AS SHOWN WERE FIELD LOCATED AS A PART OF THIS SURVEY.
13. PROPOSED 15' JCSA UTILITY EASEMENT IS LOCATED IN A LIKELY INGRESS/EGRESS LOCATION FOR LOT 34A-2 (UPON FUTURE DEVELOPMENT). ANY ENCROACHMENT INTO THIS EASEMENT AS A RESULT OF DEVELOPMENT SHALL IMPLY THE OWNER'S AGREEMENT TO REPAIR ANY DAMAGE TO SAID PROPERTY SHOULD JCSA NEED TO REMOVE, INSTALL, OR MODIFY ANY UTILITIES WITHIN THIS EASEMENT. THE REPAIRS SHALL BE MADE AT THE SOLE EXPENSE OF THE OWNER OF LOT 34A-2.
14. COST OF WATER SERVICE EXTENSION AND SEWER LATERAL ADDITIONS IS TO BE PAID BY OWNER OF LOT. JCSA TO INSPECT INSTALLATION.
15. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ROBERT PATTERSON TO FRED A. NICE CONSTRUCTION CO., LLC BY THAT CERTAIN DEED DATED MARCH 02, 2015 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #150004413.

OWNER'S CERTIFICATE

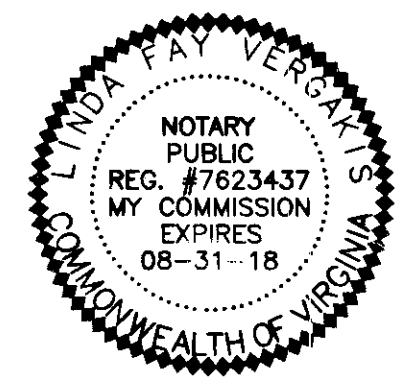
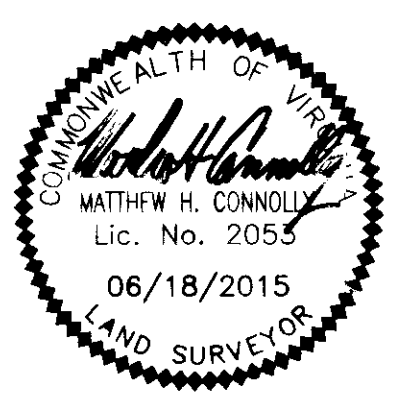
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Ad R. N. 7-7-2015
DATE

TITLE

CERTIFICATE OF SUBDIVISION

STATE OF VIRGINIA
CITY/COUNTY OF James City I, Linda Fay Vergakis, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 7th DAY OF July, 2015. MY COMMISSION EXPIRES August 31, 2018.
Linda Fay Vergakis
NOTARY PUBLIC
REGISTRATION NO. 7623437



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.

06/18/2015
DATE
Matthew H. Connolly
MATTHEW H. CONNOLLY, L.S., LIC. NO 2053

CERTIFICATE OF APPROVAL

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

7/9/15
DATE
Chad Catlett
VIRGINIA DEPARTMENT OF TRANSPORTATION

7/13/15
DATE
Christy R. Owen
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 15th DAY OF July, 2015. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:50 A.M. INSTRUMENT # 150014003
TESTE *Betsy B. Woolridge, Clerk*
Amy Storey

2 Large/Small Plat(s) Recorded
herewith as # 150014003