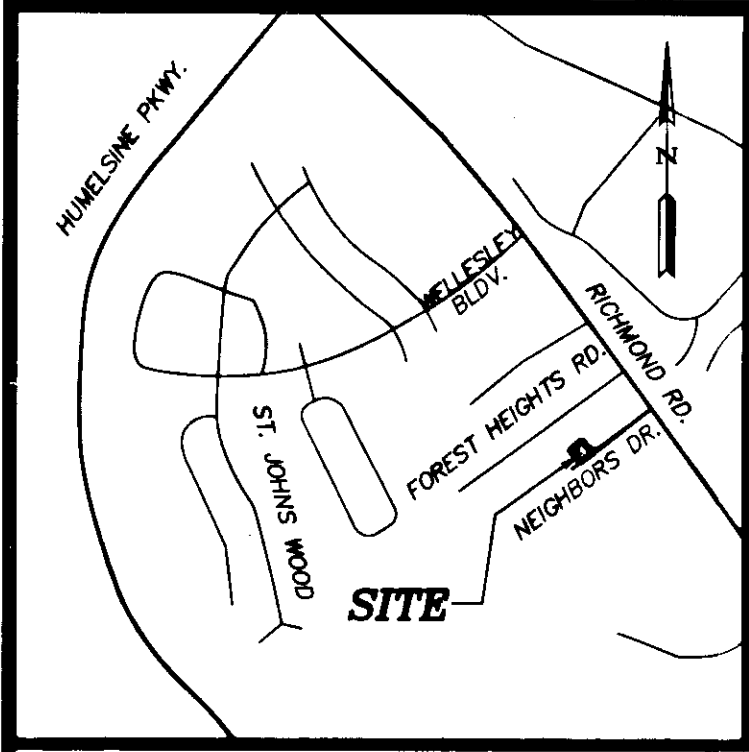


160000025



VICINITY MAP  
SCALE: NTS

**OWNER'S CONSENT AND DEDICATION**

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

BY: [Signature] DATE 12/18/15  
FOR AND ON BEHALF OF  
JAMES CITY COUNTY, VIRGINIA

BRYAN J. HILL, County Administrator  
PRINTED NAME AND TITLE DATE

**NOTARY PUBLIC**

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY  
THE FOREGOING WRITING AS ACKNOWLEDGED BEFORE ME THIS 18th  
DAY OF DECEMBER 20 15 BY THE PERSON(S) WHOSE NAMES ARE  
SIGNED ABOVE.

[Signature]  
NOTARY PUBLIC:  
ELIZABETH E. YOUNG

MY COMMISSION EXPIRES June 30, 2019 REGISTRATION NO.: 7584723

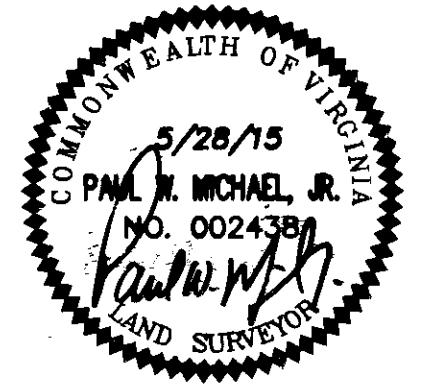
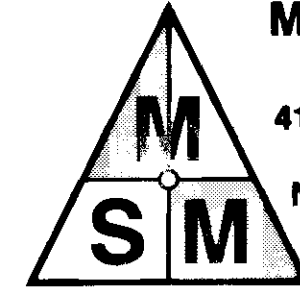
**PLAT OF SUBDIVISION OF**

**LOT 3**

PROPERTY OF  
JANIE M. PRIOR  
POWHATAN DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: MAY 28, 2015 SCALE: 1"=40'  
PROJECT NUMBER: 13-070  
REVISED: NOVEMBER 16, 2015

**MICHAEL SURVEYING & MAPPING, P.C.**

41 OLD OYSTER POINT ROAD  
SUITE B  
NEWPORT NEWS, VA. 23602  
TEL 757.873.1762  
FAX 757.873.1772



**AREA TABLE**

LOT	OLD AREA	R/W DEDICATION	PROPERTY EXCHANGE	NEW AREA
LOT 3	4,882 S.F. - 0.112 AC	743 S.F. - 0.017 AC	858 S.F. - 0.020 AC	5,738 S.F. - 0.132 AC
PORTION OF LOT 2			760 S.F. - 0.017 AC	

**OWNER'S CONSENT AND DEDICATION**

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

BY: Janie M. Prior DATE 12-8-15  
JANIE M. PRIOR

**NOTARY PUBLIC**

STATE OF VA, CITY/COUNTY OF JAMES CITY  
THE FOREGOING WRITING AS ACKNOWLEDGED BEFORE ME THIS 8th  
DAY OF DECEMBER 20 15 BY THE PERSON(S) WHOSE NAMES ARE  
SIGNED ABOVE.

Maureen O'Leary  
NOTARY PUBLIC:



MY COMMISSION EXPIRES 7-31-16 REGISTRATION NO.: 150701

**SURVEYOR'S CERTIFICATE**

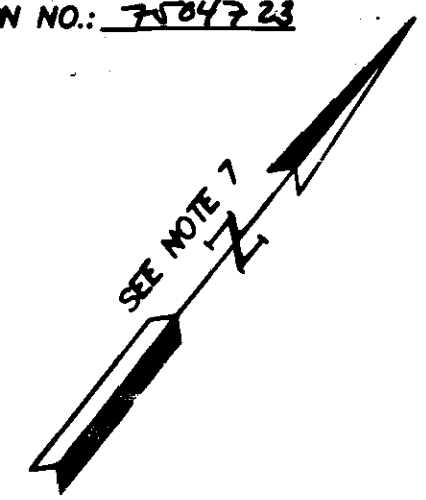
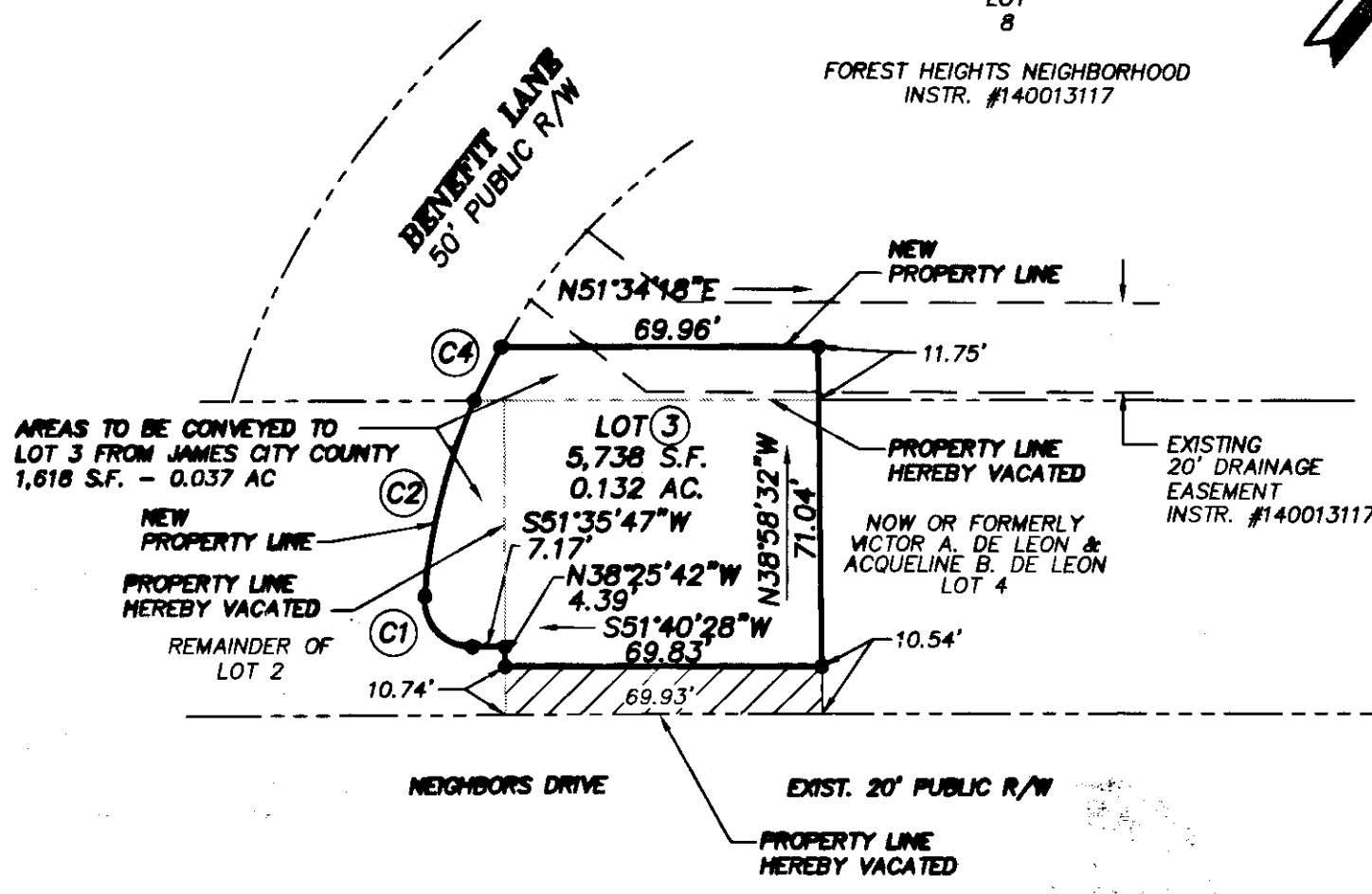
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN JAMES CITY COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY SURVEY CLOSURE OF NOT LESS THAN 1'/20,000'.

**CERTIFICATION OF SOURCE OF TITLE: #126 NEIGHBORS DRIVE, JCC PARCEL 3220500003**  
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF JANIE M. PRIOR, AND WAS ACQUIRED FROM SEASONS TRACE DEVELOPMENT INC., BY DEED DATED AUGUST 20, 2003, AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT #030026256.

**CERTIFICATION OF SOURCE OF TITLE: #6001 RICHMOND RD. JCC PARCEL 3220100085**  
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF COUNTY OF JAMES CITY, VIRGINIA, AND WAS ACQUIRED FROM EJK PROPERTIES, LLC, BY DEED DATED NOVEMBER 22, 2010, AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT #100025393.

**CERTIFICATION OF SOURCE OF TITLE: #130 NEIGHBORS DR. JCC PARCEL 3220500002**  
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF COUNTY OF JAMES CITY, VIRGINIA, AND WAS ACQUIRED FROM JEFFREY M. BEATTIE AND JULIE M. BEATTIE, BY DEED DATED FEBRUARY 28, 2011, AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT #110005585.

Paul W. Michael, Jr. DATE 5/28/15  
PAUL W. MICHAEL, JR.



**CURVE TABLE**

(C1) R=10.50' L=17.34' Δ=94°38'33" T=11.39' C=15.44'	(C2) R=135.50' L=44.99' Δ=19°01'31" T=22.71' C=44.79'
CB=N81°04'56"W	CB=N24°14'54"W
(CA) R=135.50' L=13.13' Δ=5°33'09" T=6.57' C=13.13'	CB=N11°57'34"W

**FLOOD NOTE:**  
THIS PROPERTY IS LOCATED IN FLOOD ZONE X & A AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA, MAP NUMBER 51095C0130C, DATED SEPTEMBER 28, 2007.

**LEGEND**

- (IRON ROD SET)
- IPF (IRON PIPE FOUND)
- IRF (IRON ROD FOUND)
- CMF (CONC MON FOUND)
- - - DENOTES PROPERTY LINE TO BE VACATED (TYPICAL)
- ▭ DENOTES PROPOSED RIGHT OF WAY HEREBY DEDICATED TO PUBLIC USE 743 S.F. - 0.017 AC

**GENERAL NOTES:**

- PROPERTY IS ZONED MU - MIXED USE WITH PROFFERS. FOR PROFFERS AND MASTER PLAN REQUIREMENTS, REFER TO JCC CASE NO. Z-0001-2011, APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 13, 2011.
- LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION CODE.
- WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS IF SHOWN SHALL REMAIN IN A NATURAL UNDISTURBED STATE FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
- THIS PLAT REPRESENTS AN ACTUAL FIELD BOUNDARY SURVEY. PROPERTY LINES AS SHOWN ARE BASED ON RECORD INFORMATION AND FIELD FOUND MONUMENTATION. THERE MAY BE OTHER EASEMENTS, COVENANTS AND/OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES.
- HORIZONTAL BEARING INFORMATION IS BASED OFF OF GPS SURVEY AND SITE CALIBRATION OF JAMES CITY COUNTY GEODETIC CONTROL MONUMENTS [NAD83(1986)]. MONUMENT NUMBERS 307, 310 & 324. MAXIMUM HORIZONTAL RESIDUAL OF CALIBRATION IS 0.009'.
- A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
- WETLANDS LIMITS ARE BASED ON AN ENVIRONMENTAL STUDY PREFORMED BY KERR ENVIRONMENTAL SERVICES CORPORATION, DATED JANUARY 25, 2011, PROVIDED BY URS AND HAS NOT BEEN FIELD VERIFIED.

**CERTIFICATE OF APPROVAL**

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

[Signature] DATE 12/28/15  
SUBDIVISION AGENT OF JAMES CITY COUNTY

[Signature] DATE 12/21/15  
VDOT

**STATE OF VIRGINIA**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY, THIS 4 DAY OF JANUARY, 2016 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:20 AM/PM

INSTRUMENT # 160000025  
TESTE: Rebecca Casseau, Dep. Clerk

MORA A. FOLEY, CLERK