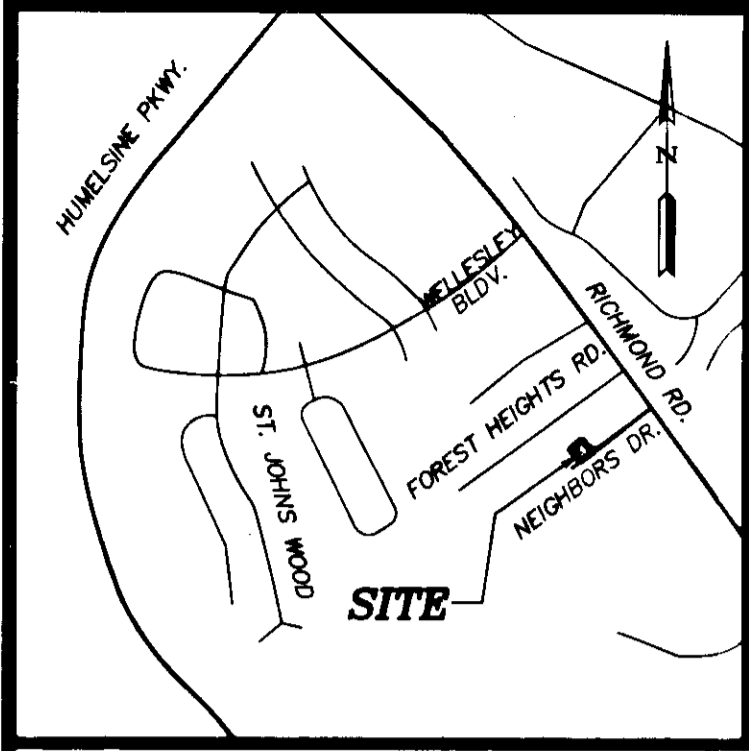


160000025



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 2015 BY THE PERSON(S) WHOSE NAMES ARE SIGNED ABOVE.

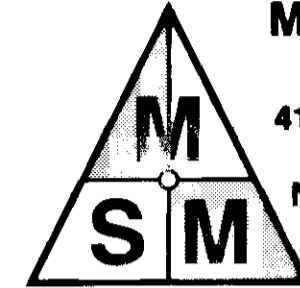
[Signature]
NOTARY PUBLIC:
ELIZABETH E. YOUNG

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

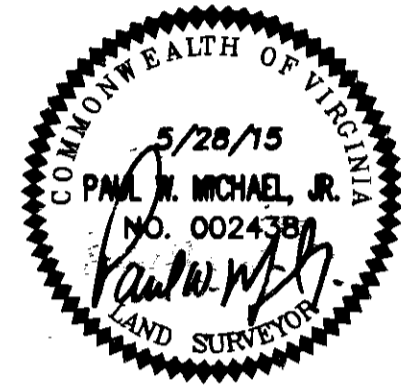
PLAT OF SUBDIVISION OF

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

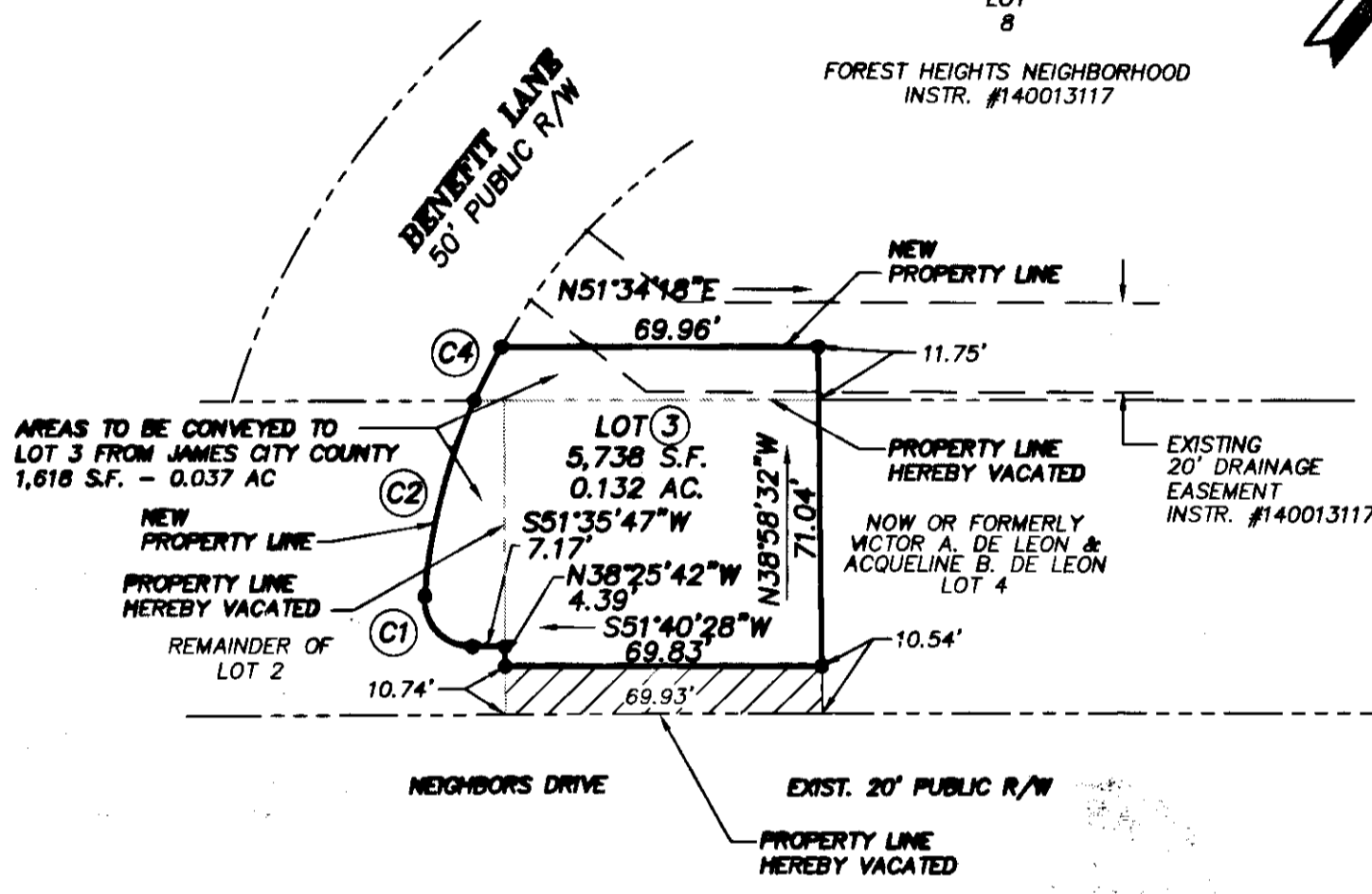
STATE OF VA, CITY/COUNTY OF James City

THE FOREGOING WRITING AS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF December 2015 BY THE PERSON(S) WHOSE NAMES ARE SIGNED ABOVE.

Maureen O'Leary
NOTARY PUBLIC:



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



CURVE TABLE

- (C1) R=10.50' L=17.34' Δ=94°38'33" T=11.39' C=15.44' CB=N81°04'56"W
- (C2) R=135.50' L=44.99' Δ=19°01'31" T=22.71' C=44.79' 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

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.

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