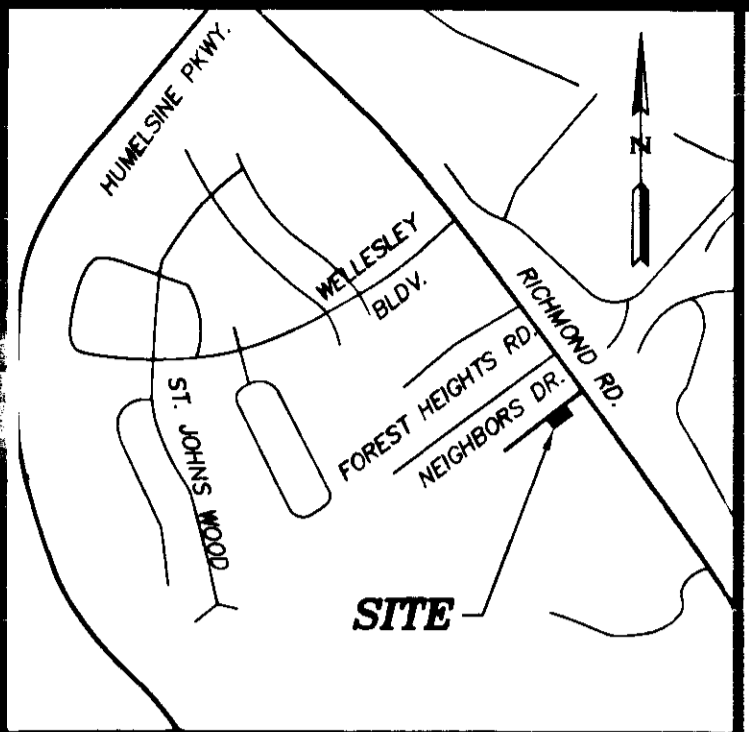


160000077



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] 12/28/15
DATE
FOR AND ON BEHALF OF
JAMES CITY COUNTY

Bryan J. Hill 12/28/15
COUNTY ADMINISTRATOR
PRINTED NAME AND TITLE DATE

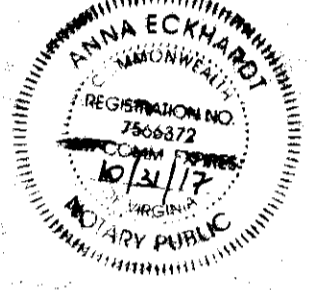
NOTARY PUBLIC

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY

THE FOREGOING WRITING AS ACKNOWLEDGED BEFORE ME THIS 28TH DAY OF DECEMBER 2015 BY THE PERSON(S) WHOSE NAMES ARE SIGNED ABOVE.

Anna Schmitt
NOTARY PUBLIC:

MY COMMISSION EXPIRES 10/31/2017 REGISTRATION NO.: 7566372



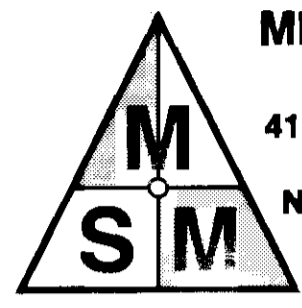
FLOOD NOTE:

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.

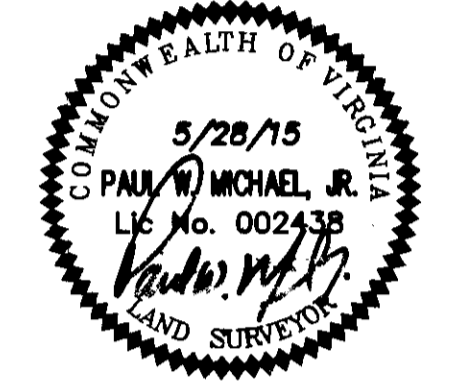
PLAT OF SUBDIVISION OF

LOT 11

PROPERTY OF
KEVIN F. O'SHEA, II AND LISA A. O'SHEA
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



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 847 S.F. - 0.019 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: Kevin F. O'Shea, II 12-10-15
DATE
KEVIN F. O'SHEA, II

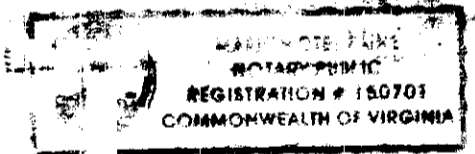
BY: Lisa A. O'Shea 12-10-15
DATE
LISA A. O'SHEA

NOTARY PUBLIC

STATE OF VA, CITY/COUNTY OF JAMES CITY

THE FOREGOING WRITING AS ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF December 2015 BY THE PERSON(S) WHOSE NAMES ARE SIGNED ABOVE.

Maureen O'Byrne
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: #119 NEIGHBORS DRIVE, JCC PARCEL 3220500011

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF KEVIN F. O'SHEA, II AND LISA A. O'SHEA, AND WAS ACQUIRED FROM TEAGLE CUSTOM HOMES, INC., BY DEED DATED MARCH 30, 2006, AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT #060007835.

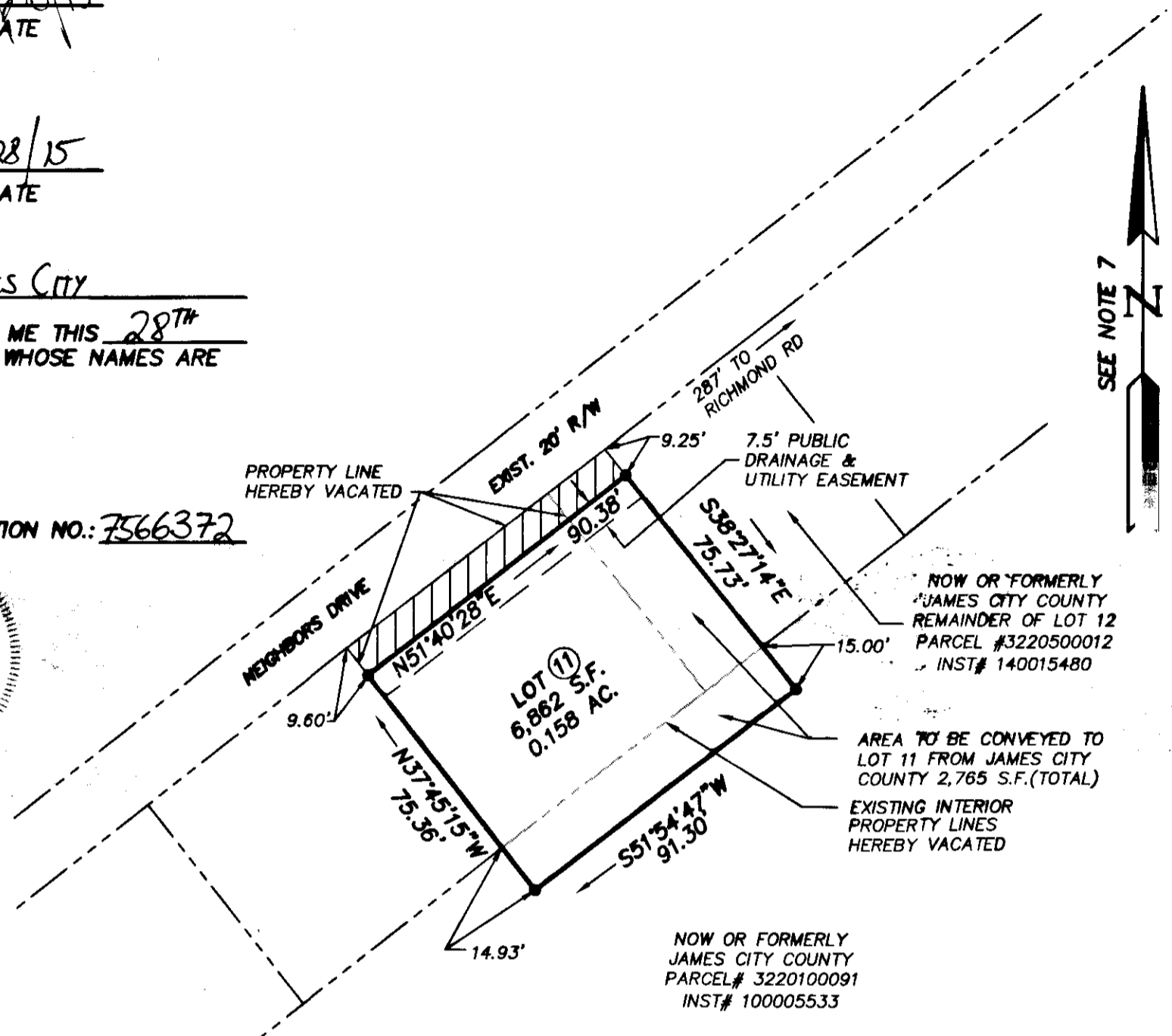
CERTIFICATION OF SOURCE OF TITLE: #3951 RICHMOND ROAD, JCC PARCEL 3220100091

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 TORSION, INC., BY DEED DATED FEBRUARY 28, 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 #100005533.

CERTIFICATION OF SOURCE OF TITLE: #115 NEIGHBORS DRIVE, JCC PARCEL 3220500012

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 ALMA K. ROGERS, BY DEED DATED AUGUST 7, 2014, AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTR. #140015480.

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



SEE NOTE 7

AREA TABLE

LOT	OLD AREA	PORTION OF LOT 12 CONVEYED TO LOT 11	R/W DEDICATION	PROPERTY EXCHANGE	NEW AREA
LOT 11	4,948 S.F. - 0.113 AC	1,400 S.F. - 0.032 AC	851 S.F. - 0.019 AC	1,365 S.F. - 0.031 AC	6,862 S.F. - 0.158 AC
LOT 12	4,899 S.F. - 0.112 AC				3,499 S.F. - 0.080 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 IF SHOWN 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] 12/28/15
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

[Signature] 12/21/15
VDOT DATE

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. @ 2:58 PM

INSTRUMENT # 160000077

TESTE: Rebecca Carrozzini, Dep. Clerk

MONA A. FOLEY, CLERK