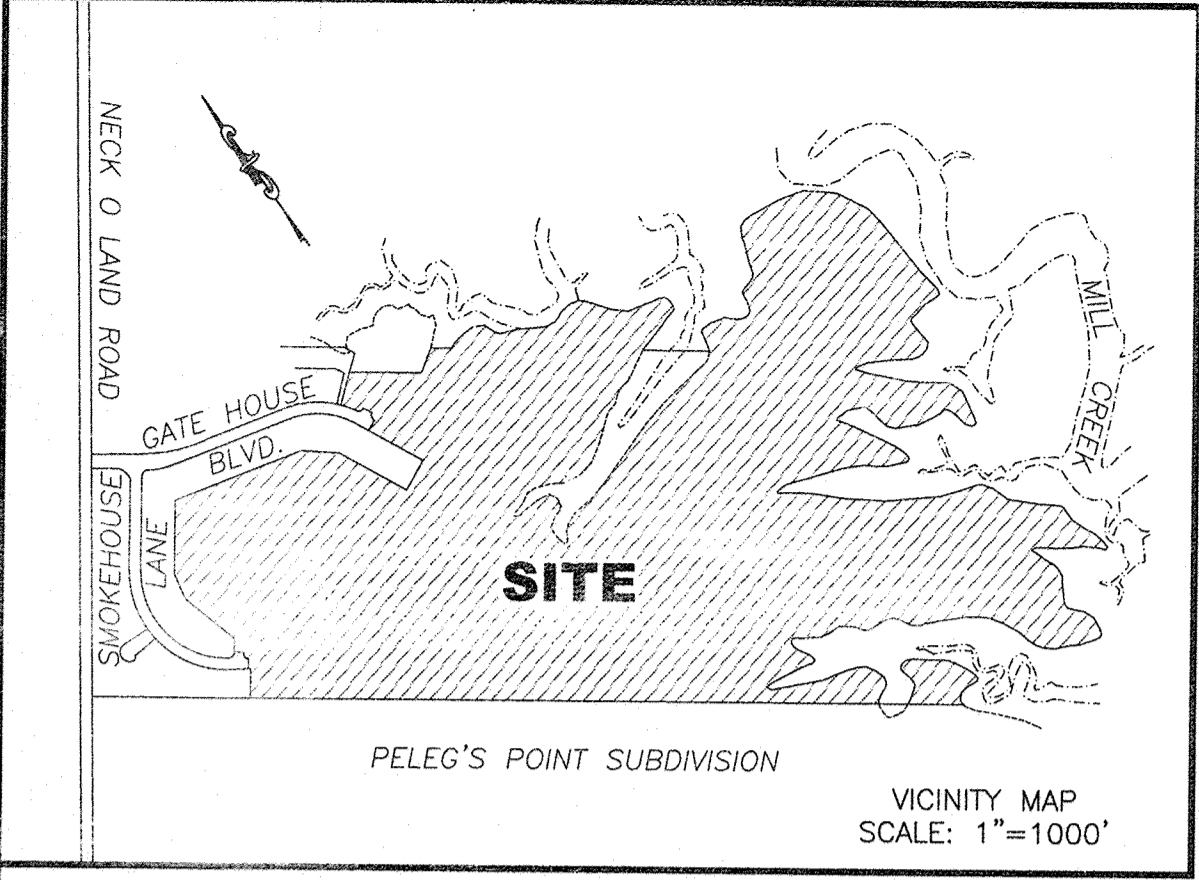


160000136

SUBDIVISION AND BOUNDARY LINE ADJUSTMENT PLAT OF THE PROPERTIES OF REGJAG, L.L.C. & LEIGH ANN GILLEY JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA DATE: 11/24/2015 JOB #08-109

LandTech Resources, Inc. Surveying • Engineering • GPS 3925 Midlands Road, Williamsburg, Virginia 23188 Phone: (757) 565-1677 Fax: (757) 565-0782 web: landtechresources.com

SHEET: 1 OF 2 JCC CASE: S-0008-2015-2014



SURVEY TIE LINE (T1-T2) table with 6 rows of bearing and distance measurements.

SURVEY TIE LINE (T5-T6) table with 10 rows of bearing and distance measurements.

EXISTING PROPERTY LINE TABLE with 10 rows (L1-L10) of line, bearing, and distance data.

SURVEY TIE LINE (T3-T4) table with 10 rows of bearing and distance measurements.

NEW PROPERTY LINE TABLE with 10 rows (L11-L20) of line, bearing, and distance data.

SURVEY TIE LINE (T4-T5) table with 8 rows of bearing and distance measurements.

SURVEY TIE LINE (T7-T8) table with 8 rows of bearing and distance measurements.

EXISTING PROPERTY CURVE TABLE with 4 rows (C1-C4) of curve, radius, arc length, chord length, chord bearing, and delta angle data.

NEW PROPERTY CURVE TABLE with 1 row (C5) of curve, radius, arc length, chord length, chord bearing, and delta angle data.

OWNERS 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.

Signatures and dates for R. Edwin Gilley II (11-25-15), Leigh A. Gilley (11-25-15), and Terri Lynn Gilley (11/30/15).

OWNERS 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.

Signature and date for Leigh Ann Gilley (11-25-15), Trustee.

GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT. 2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT. 3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES. 4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER. 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. 6. PARCEL LIES IN FIRM ZONES "AE" (EL7 & EL8) & "X" ACCORDING TO FLOOD INSURANCE RATE MAPS #51095C0182C & #51095C0201C, DATED DECEMBER 16, 2015. 7. THIS PROPERTY FALLS WITHIN THE RPA AND RMA. 8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. 9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. 10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE. 11. 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. 12. 20' TEMPORARY DRAINAGE EASEMENT EXISTS ALONG THE EXISTING DITCH PER P.B. 35, PG. 211. 13. ON AUGUST 11, 2015, THE BOARD OF SUPERVISORS APPROVED A REZONING APPLICATION ASSOCIATED WITH THESE PROPERTIES. FOR PROFFERS REFER TO Z-0002-2015.

CERTIFICATE OF NOTARIZATION

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 25th DAY OF NOVEMBER, 2015. MY COMMISSION EXPIRES AUGUST 31, 2018. Linda Fay Vergakis, Notary Public, #7623437, expires 8/31/18.

CERTIFICATE OF NOTARIZATION

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 25th DAY OF NOVEMBER, 2015. MY COMMISSION EXPIRES AUGUST 31, 2018. Linda Fay Vergakis, Notary Public, #7623437, expires 8/31/18.

CERTIFICATE OF SOURCE OF TITLE

MAP #4740100042F THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF LEIGH ANN GILLEY, TRUSTEE UNDER THE PROVISIONS OF THE LEIGH ANN GILLEY REVOCABLE LIVING TRUST AGREEMENT AND WAS ACQUIRED FROM LEIGH ANN GILLEY, BY THAT CERTAIN DEED DATED OCTOBER 17, 2008 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 080025893.

CERTIFICATE OF SOURCE OF TITLE

MAP #4740100040, MAP #4740100042E, MAP #4740100042D & MAP #4740100041 THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF R. EDWIN GILLEY, II, LEIGH ANN GILLEY & TERRI LYNN GILLEY, AND WAS ACQUIRED FROM: REGJAG, L.L.C. BY THAT CERTAIN DEED DATED SEPTEMBER 25, 2015 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 150019218.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. 12-7-15 DATE, [Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY

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. 11/24/2015 DATE, [Signature] MATTHEW H. CONNOLLY, L.S.

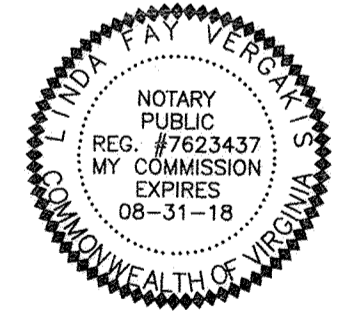


PROPERTY INFORMATION

MAP #4740100040 318 NECK-O--LAND ROAD ZONED: A1 (GENERAL AGRICULTURAL) MAP #4740100042E 231 GATE HOUSE BLVD. ZONED: A1 (GENERAL AGRICULTURAL) MAP #4740100042D 229 GATE HOUSE BLVD. ZONED: A1 (GENERAL AGRICULTURAL) MAP #4740100042F 227 GATE HOUSE BLVD. ZONED: A1 (GENERAL AGRICULTURAL) MAP #4740100041 320 NECK-O--LAND ROAD ZONED: A1 (GENERAL AGRICULTURAL)

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 5 DAY OF January, 2016 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3:08 pm INSTRUMENT # 160000136 TESTE MONA A. POLEY, CLERK, Rebecca Carnean Dep. Clerk



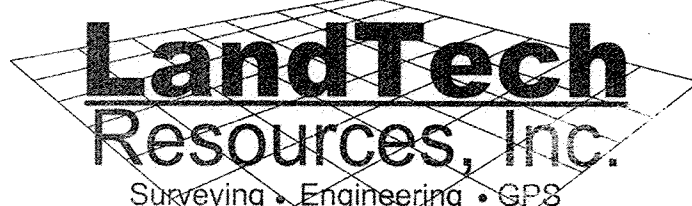
2 Large/Small Plat(s) Recorded herewith as # 160000136



160000136

**SUBDIVISION AND BOUNDARY LINE ADJUSTMENT PLAT**  
OF THE PROPERTIES OF  
**REGJAG, L.L.C. & LEIGH ANN GILLEY**

JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA  
DATE: 11/24/2015 SCALE: 1"=250' JOB #08-109



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SHEET: 2 OF 2

JCC CASE: S-0008-2015  
2014

**AREA TABULATION**

PARCEL 1	56.58± AC.
PARCEL 2	56.49± AC.
PARCEL 3	56.63± AC.
TOTAL	169.70± AC.

**ADJOINING PROPERTY INFORMATION**

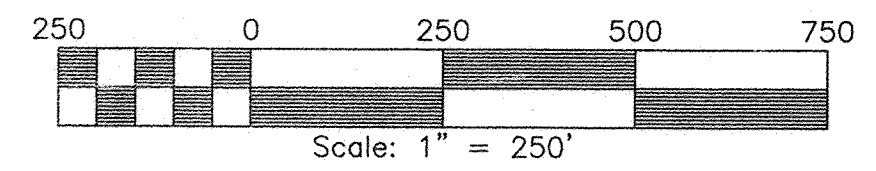
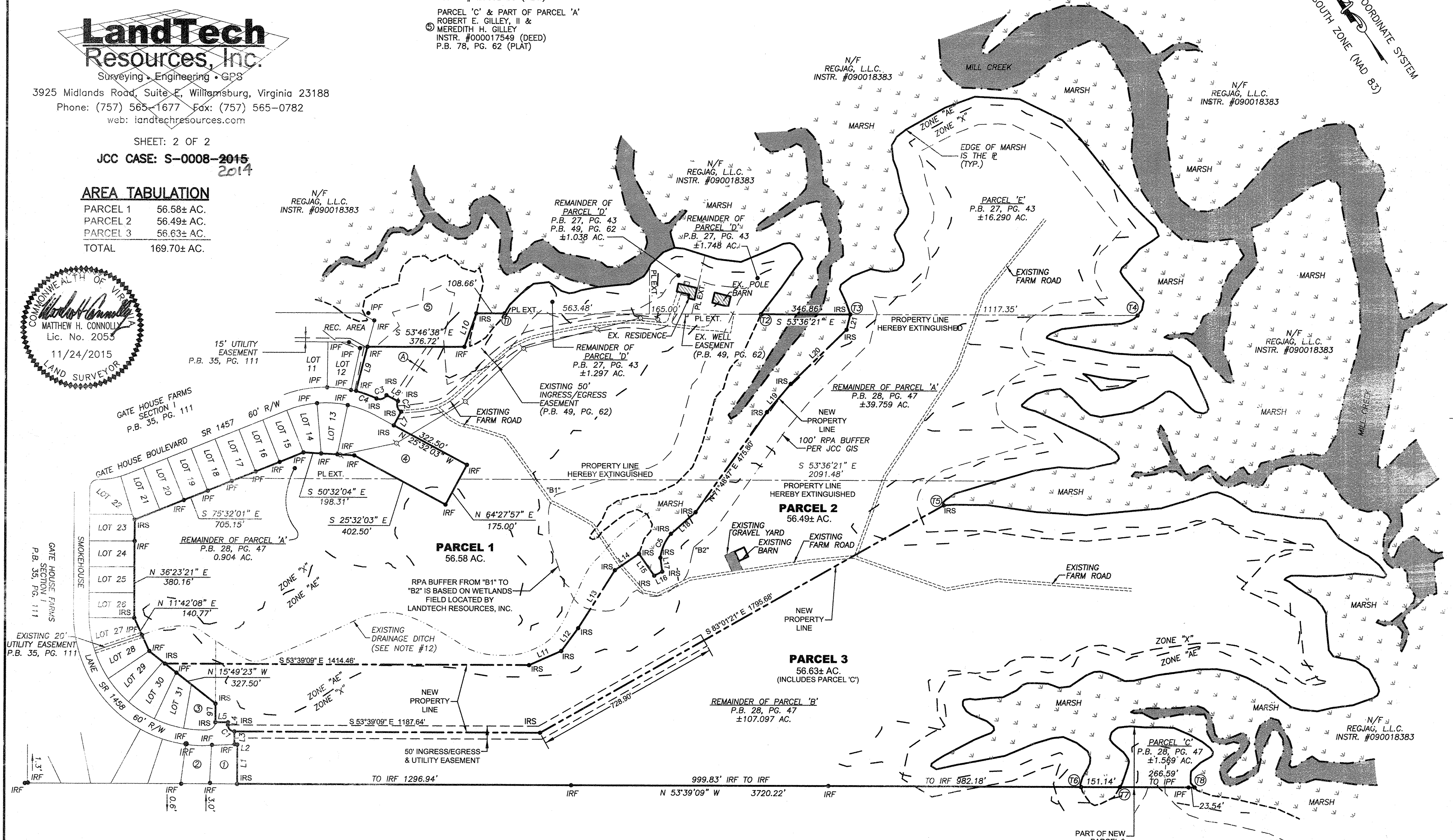
- ① PARCEL 'C'  
P.B. 45, PG. 54
- ② PARCEL 'B'  
P.B. 45, PG. 27
- ③ PARCEL 'A'  
P.B. 45, PG. 66
- ④ PARCEL 'A-1'  
LEIGH ANN GILLEY  
INSTR. #080025894 (DEED)  
INSTR. #050002188 (PLAT)
- ⑤ PARCEL 'C' & PART OF PARCEL 'A'  
ROBERT E. GILLEY, II &  
MEREDITH H. GILLEY  
INSTR. #000017549 (DEED)  
P.B. 78, PG. 62 (PLAT)

④ EXISTING 20' INGRESS/EGRESS & UTILITY EASEMENT  
P.B. 78, PG. 62

**GENERAL NOTES:**

1. ALL NEW DRIVEWAYS CONSTRUCTED ON THE SHOWN PARCELS SHALL BE CONSTRUCTED ABOVE THE 100 YEAR FLOOD ELEVATION.
2. THE FINISH FLOOR ELEVATION OF ANY NEW RESIDENTIAL STRUCTURES ON THE SHOWN PARCELS SHALL BE A MINIMUM OF 2' ABOVE THE 100 YEAR FLOOD ELEVATION.
3. SETBACKS -  
A1  
FRONT - 50'  
REAR - 35'  
SIDE - 15'

STATE PLAN COORDINATE SYSTEM  
VIRGINIA SOUTH ZONE (NAD 83)



Scale: 1" = 250'

N/F HAMPTON ROADS DEVELOPMENT, LLC  
INSTR. #020023587 (DEED)  
INSTR. #020023587 (PLAT)

**LEGEND**  
IRF IRON ROD FOUND  
IPF IRON PIPE FOUND  
IRS IRON ROD SET  
PL EXT. PROPERTY LINE HEREBY EXTINGUISHED

2 Large Area Plat(s) Returned  
Reference # 160000136

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 5 DAY OF January, 2016  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3:08 PM  
INSTRUMENT # 160000136  
TESTE **MONA A. FOLEY, CLERK** by *Rebecca Cameron, Dep. Clerk*