

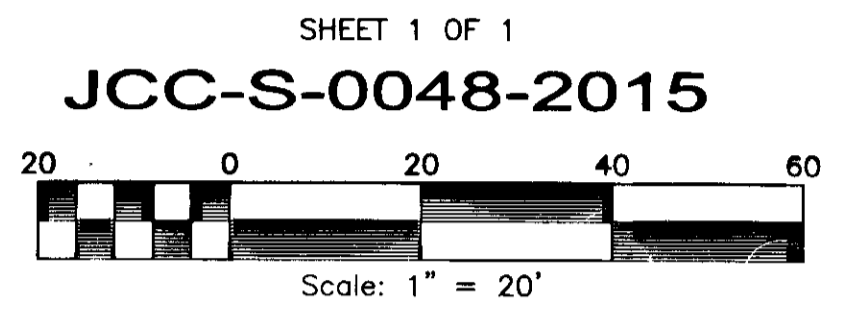
VICINITY MAP 1" = 2000'
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PERMITTED USE #21001208

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. PROPERTY LINES SHOWN ARE BASED ON DEEDS & PLATS OF RECORD AND MONUMENTS FOUND.
3. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
4. THIS PROPERTY DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA (RPA).
5. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
6. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
7. PROPOSED LOTS SHALL BE SERVED BY PUBLIC WATER & SEWER.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. 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 THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERTY 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.
11. 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.
12. LOTS LIE IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0138D, DATED DECEMBER 16, 2015.
13. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.

SUBDIVISION OF LAND BELONGING TO
LOUISE C. BRIGHT
BEING MAP #3841000016
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 01/04/2016 SCALE: 1"=20" JOB # 15-623

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



OWNERS CERTIFICATE

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

Louise C. Bright Jan 5, 2016
LOUISE C. BRIGHT DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY I, LINDA F. VERGAKIS, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 5th DAY OF JANUARY, 2016. MY COMMISSION EXPIRES AUGUST 31, 2018.

Linda F. Vergakis
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF JOHN BRIGHT, II (DECEASED) & LOUISE C. BRIGHT AND WAS ACQUIRED FROM JAMES R. & PATRICIA H. HUGULEY BY DEED DATED JUNE 8, 2006 AND RECORDED AS INSTR. #060015645 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

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.

01/04/2016
DATE *Peter Farrell*
PETER FARRELL, L.S. #2036

CERTIFICATE OF APPROVAL

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

1/6/16
DATE *[Signature]*
VIRGINIA DEPARTMENT OF TRANSPORTATION

1/13/16
DATE *[Signature]*
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 30 DAY OF JANUARY, 2016. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:27 am INSTRUMENT # 160000997

TESTE *[Signature]* MONA A. POLEY, CLERK by *[Signature]* Rebecca Callaway, Dep. Clerk

LEGEND

- UTILITY POLE
- OH— OVERHEAD UTILITY
- PROPOSED SEWER CLEANOUT
- ⊞ PROPOSED WATER METER
- SS— PROPOSED SEWER LATERAL/CONNECTION
- WL— PROPOSED WATER LATERAL/CONNECTION
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS IRON ROD SET

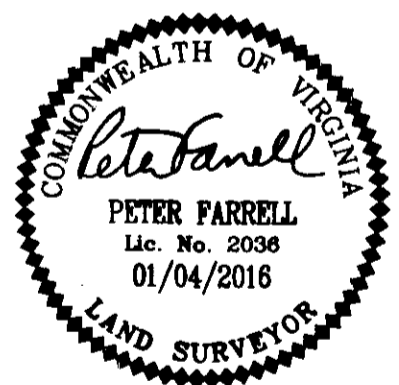
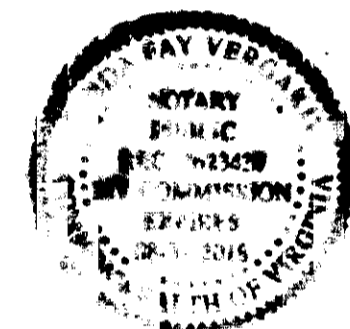
RECORD MERIDIAN
INST. #060015645

AREA TABULATION

EXISTING AREA: 21,000 S.F./0.4821 AC.
NEW LOT 16-A: 10,000 S.F./0.2296 AC.
NEW LOT 16-B: 10,000 S.F./0.2296 AC.
R/W DEDICATION: 1,000 S.F./0.0230 AC.
TOTAL NEW AREA: 21,000 S.F./0.4821 AC.

PROPERTY INFORMATION

PARCEL ID: 3841000016
ZONING DISTRICT: R2 GENERAL RESIDENTIAL
BUILDING SETBACK (SBL)
FRONT = 50' FROM C R/W
REAR = 35'
SIDE = 10'
EXISTING ADDRESS:
135 INDIGO DAM ROAD
JAMES CITY COUNTY, VA

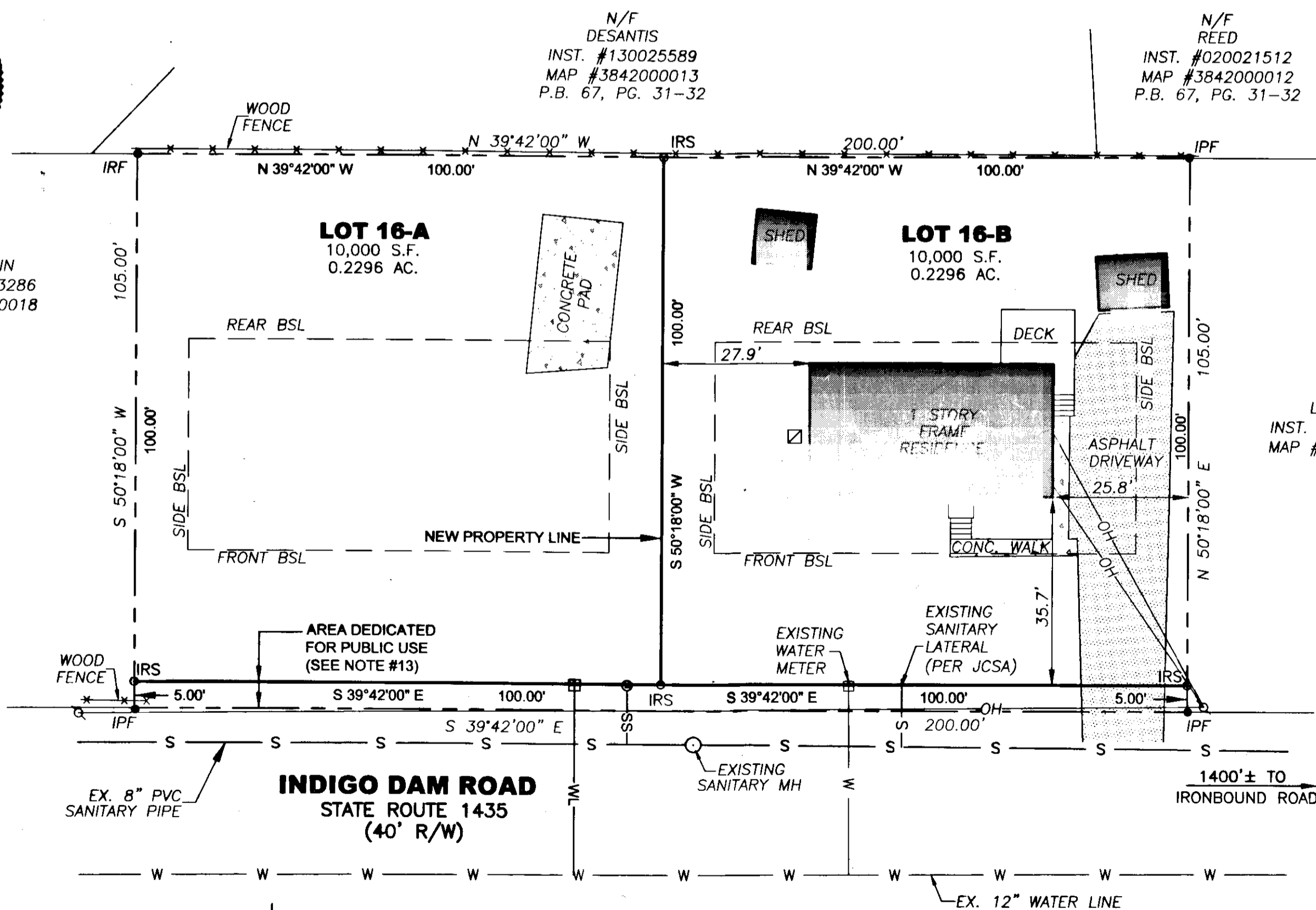


N/F FLEISCHMANN
INST. #110013286
MAP #3841000018

N/F DESANTIS
INST. #130025589
MAP #3842000013
P.B. 67, PG. 31-32

N/F REED
INST. #020021512
MAP #3842000012
P.B. 67, PG. 31-32

N/F LASSITER
INST. #140005568
MAP #3841000014



Large/Small Plat(s) Recorded
herewith as # 160000997