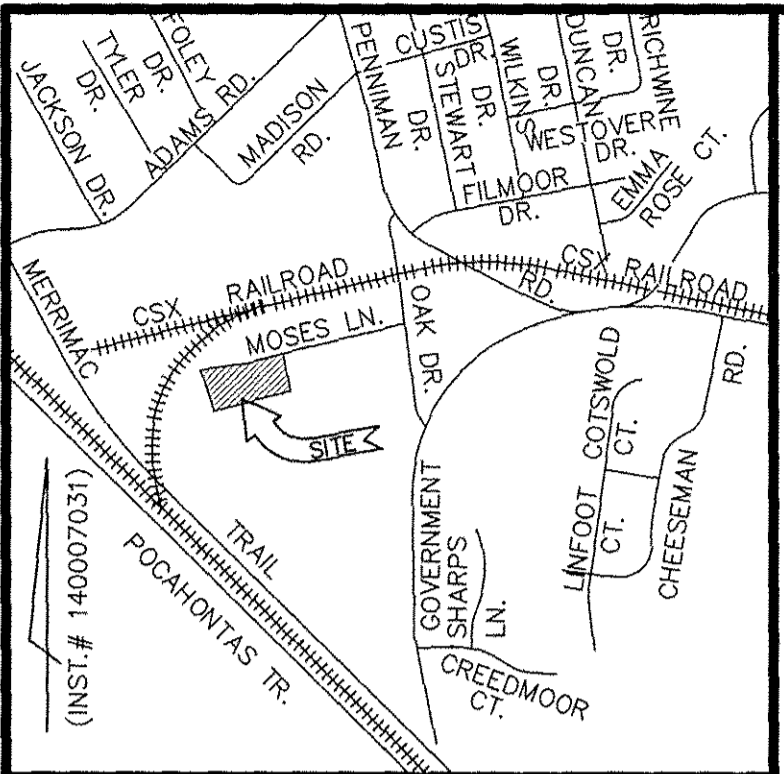


170018756

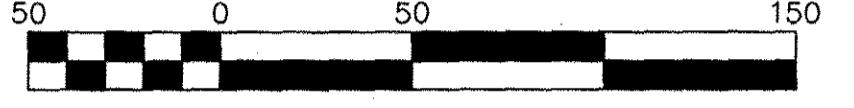


GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. WETLANDS, IF ANY EXIST, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. UNDERGROUND UTILITIES NEED TO BE FIELD VERIFIED.
4. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PROPERTY SHOWN HERE LIES IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510201, PANEL NUMBER 51095C0143D, EFFECTIVE DATE: DECEMBER 16, 2015.
7. CHESAPEAKE BAY PRESERVATION AREAS, IF ANY EXIST ARE NOT SHOWN HEREON.
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. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER, ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
12. A LAND USE PERMIT WILL BE REQUIRED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO ANY WORK WITHIN STATE MAINTAINED RIGHT-OF-WAY LIMITS OR EASEMENTS (INCLUDING FOR TEMPORARY OR PERMANENT DRIVEWAYS DRIVEWAYS AND ENTRANCES).
13. SHARED ACCESS DRIVE SHALL HAVE A PAVED SURFACE AT LEAST TEN FEET WIDE CONSISTING OF TWO INCHES OF PAVEMENT OVER FOUR TO SIX INCHES OF STONE AGGERATE. IN ADDITION, THE SHARED DRIVEWAY MUST MEET ALL APPLICABLE VIRGINIA DEPARTMENT OF TRANSPORTATION REQUIREMENTS FOR THE PORTION OF THE DRIVEWAY THAT TIES INTO THE PUBLIC ROAD.
14. A SHARED DRIVEWAY COVENANT, DETAILING THE PROVISIONS FOR MAINTENANCE, MUST BE REVIEWED BY THE COUNTY ATTORNEY, AND RECORDED PRIOR TO THE RECORDATION OF THIS PLAT.

SUBDIVISION OF LAND BELONGING TO HABITAT FOR HUMANITY PENINSULA AND GREATER WILLIAMSBURG, INC. ROBERTS DISTRICT JAMES CITY COUNTY, VIRGINIA SCALE: 1" = 50' DATE: 23 DECEMBER 2016

DAVIS & ASSOCIATES, P.C. SURVEYORS - PLANNERS 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY-SUITE "G" YORKTOWN, VIRGINIA 23693



Scale 1" = 50 ft

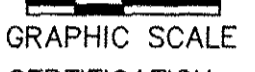
SHEET 1 OF 2

SYMBOLS

- BSL DENOTES MINIMUM BUILDING SETBACK LINE
Iron pipe found symbol
Iron rod found symbol
Iron rod to be set at all property line junctures symbol
Concrete monument found symbol
Concrete monument to be set symbol
Proposed 5/8" water meter symbol
Proposed grinder pump symbol
Proposed sewer valve symbol

VICINITY MAP

SCALE: 1" = 1,000'



GRAPHIC SCALE

OWNERS CERTIFICATION

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

Signature of agent for Habitat for Humanity Peninsula and Greater Williamsburg, Inc. dated 08/15/2017.

CERTIFICATE OF NOTARIZATION (HABITAT FOR HUMANITY PENINSULA AND GREATER WILLIAMSBURG, INC.)

STATE OF VIRGINIA CITY/COUNTY OF Newport News, LaToya Tyler, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY 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 15 DAY OF August, 2017.



MY COMMISSION EXPIRES 03/31/2018 Signature of Notary Public

REGISTRATION NO. 7067733

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF HABITAT FOR HUMANITY PENINSULA AND GREATER WILLIAMSBURG, INC. AND WAS ACQUIRED FROM DELORES J. PATTERSON AND JAMES C. PATTERSON BY THAT CERTAIN DEED DATED JUNE 28, 2016 AND IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INST. #160022724.

CERTIFICATE OF APPROVAL

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

Signature of Virginia Department of Transportation dated 11 Aug 2017

Signature of Subdivision Agent of James City County dated 9-5-17

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.

Signature of R. L. Small, L.S. dated 12/23/16



AREA TABULATION

PARCEL ID: #5020100006 = 79,452 S.F. (1.8240 ACS.)
NEW LOT 1 = 10,011 S.F. (0.2299 AC.)
NEW LOT 2 = 16,185 S.F. (0.3716 AC.)
NEW LOT 3 = 25,709 S.F. (0.5902 AC.)
NEW LOT 4 = 27,239 S.F. (0.6253 AC.)
R/W DEDICATION = 308 S.F. (0.0070 AC.)
TOTAL AREA = 79,452 S.F. (1.8240 ACS.)

PROPERTY INFORMATION

PARCEL ID: 5020100006 ZONING DISTRICT: R2 BUILDING SETBACK: (PER ZONING ORDINANCE) FRONT = 25', REAR = 35', SIDE = 10'

EXISTING ADDRESS: #1310 MOSES LANE WILLIAMSBURG, VIRGINIA 23188

PROPERTY OWNER: HABITAT FOR HUMANITY PENINSULA AND GREATER WILLIAMSBURG, INC. P.O. BOX 1443 11011 WARWICK BOULEVARD NEWPORT NEWS, VA. 23601 (INST. # 160022724) (P.B. 47, PG. 25)

2 Large/Small Plat(s) Recorded herewith as # 170018756

STATE OF VIRGINIA, JAMES CITY COUNTY

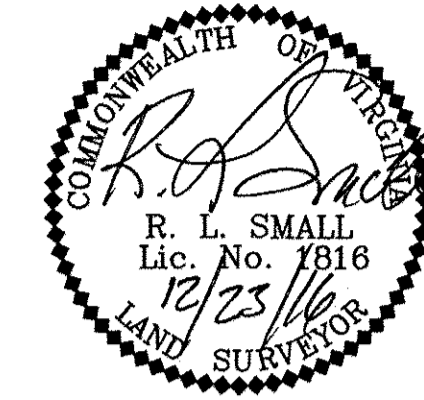
IN THE CLERK'S OFFICE OF THE CIRCUIT FOR THE COUNTY OF JAMES CITY THIS 25th DAY OF September 2017, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:12 p.m.

INSTRUMENT # 170018756 TESTE: MONA A. FOLEY, CLERK BY: Amy Storey, DC

170018756

SUBDIVISION OF LAND BELONGING TO
**HABITAT FOR HUMANITY PENINSULA
 AND GREATER WILLIAMSBURG, INC**

ROBERTS DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1" = 50' DATE: 23 DECEMBER 2016



DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY-SUITE "G"
 YORKTOWN, VIRGINIA 23693



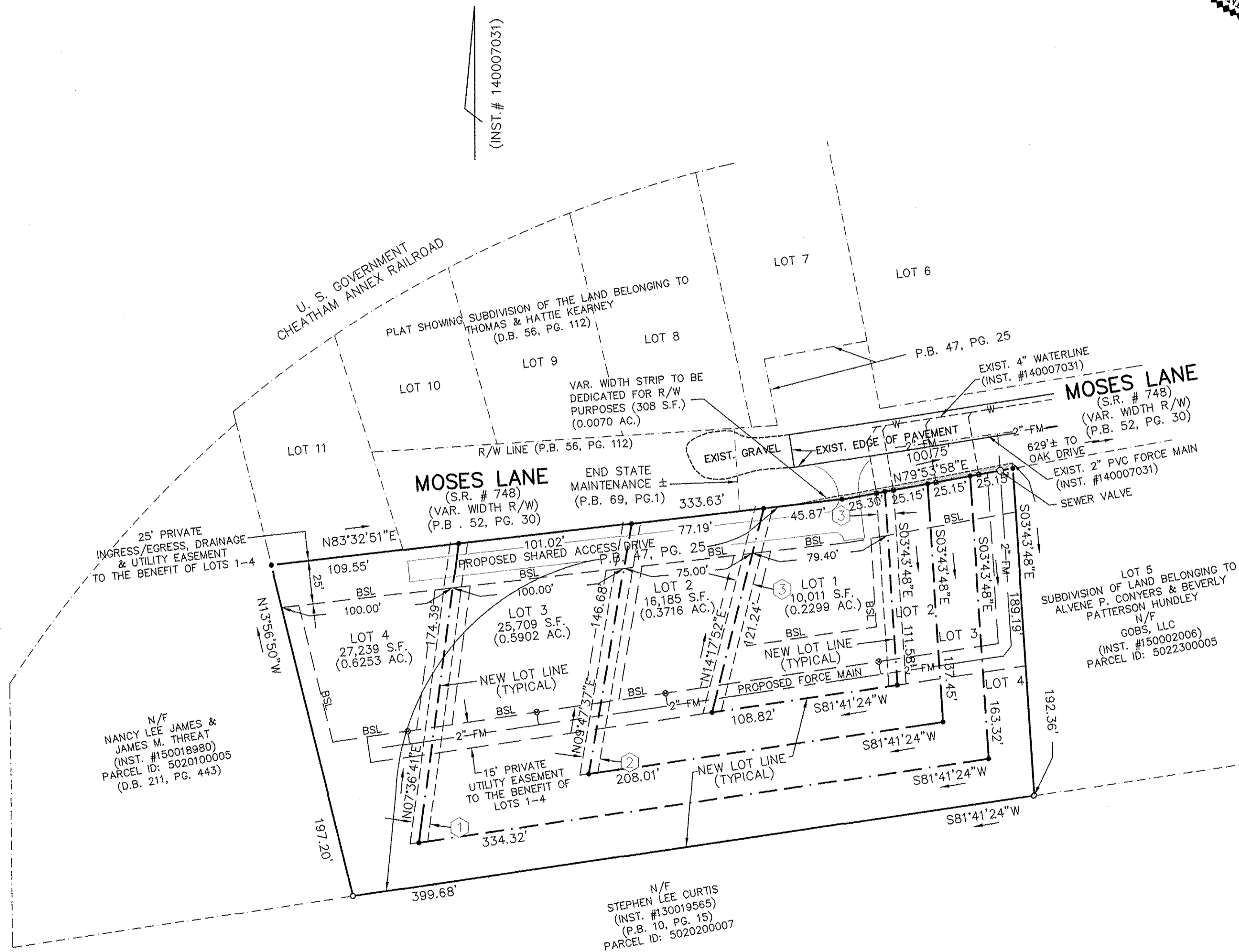
Scale 1" = 50 ft

SHEET 2 OF 2

- S Y M B O L S -

- BSL --- DENOTES MINIMUM BUILDING SETBACK LINE
- |--- DENOTES IRON PIPE FOUND
- |--- DENOTES IRON ROD FOUND
- |--- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- |--- DENOTES CONCRETE MONUMENT FOUND
- |--- DENOTES CONCRETE MONUMENT TO BE SET
- ⊠ PROPOSED 5/8" WATER METER
- ⊗ PROPOSED GRINDER PUMP
- PROPOSED SEWER VALVE

SYMBOL	DESCRIPTION
①	10' PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 3 & 4
②	10' PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 2 & 3
③	10' PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 1 & 2



AREA TABULATION

PARCEL ID: #5020100006 = 79,452 S.F. (1.8240 ACS.)

NEW LOT 1 = 10,011 S.F. (0.2299 AC.)
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R/W DEDICATION = 308 S.F. (0.0070 AC.)
TOTAL AREA = 79,452 S.F. (1.8240 ACS.)

2 Large/Small Plat(s) Recorded
 herewith as # 170018756

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 9-25-2017
 at 2:12 AM/PM, PB _____ PG _____
 Document # 170018756
 MONA A. FOLEY, CLERK
 _____, Clerk