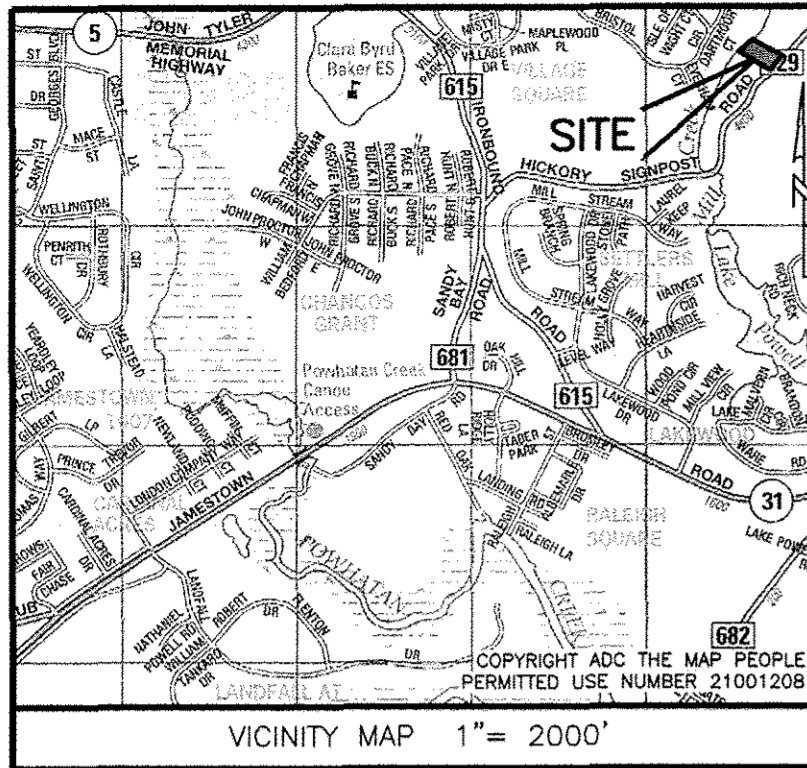


180011819



PROPERTY INFORMATION

LOT 3A
 ADDRESS:
 #4870 HICKORY SIGNPOST ROAD
 WILLIAMSBURG, VIRGINIA 23185
 PARCEL ID: 4720100036
 ZONING DISTRICT: R1 (LIMITED RESIDENTIAL)

LOT 3B
 ADDRESS:
 #4876 HICKORY SIGNPOST ROAD
 WILLIAMSBURG, VIRGINIA 23185
 PARCEL ID: 4720100035
 ZONING DISTRICT: R1 (LIMITED RESIDENTIAL)

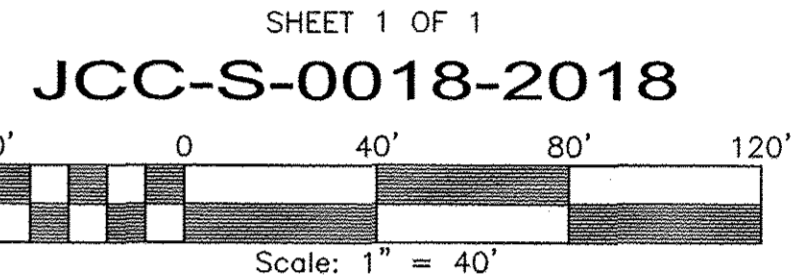
LOT 21, SECTION III-B
 WESTRAY DOWNS
 P.B. 61 PG. 45

LOT 13, SECTION V
 WESTRAY DOWNS
 P.B. 61 PG. 45

BOUNDARY LINE EXTINGUISHMENT
 BETWEEN
 LOT 3A AND LOT 3B
**DIVISION OF ESTATE OF
 EVA SLADE ROWE**

JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA
 DATE: 05/30/2018 SCALE: 1"=50" JOB # 17-088

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



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.

Jenny Homes LLC
 SIGNATURE DATE: 6/29/18
 NAME PRINTED: Jenny Homes LLC / Diem Do, President
 TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, Virginia, 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 29th DAY OF June, 2018.
 MY COMMISSION EXPIRES July 31, 2022.
Josephine Elaine VonCannon
 NOTARY PUBLIC



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF JENNY HOMES, LLC A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM TROY L. LEMON BY THAT CERTAIN DEED DATED FEBRUARY 8, 2017 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 170004328.

CERTIFICATE OF APPROVAL

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

7/12/18 DATE
 Ellen Code SUBDIVISION AGENT OF JAMES CITY COUNTY
 9 July 2018 DATE
 Steve Brack VIRGINIA DEPARTMENT OF TRANSPORTATION

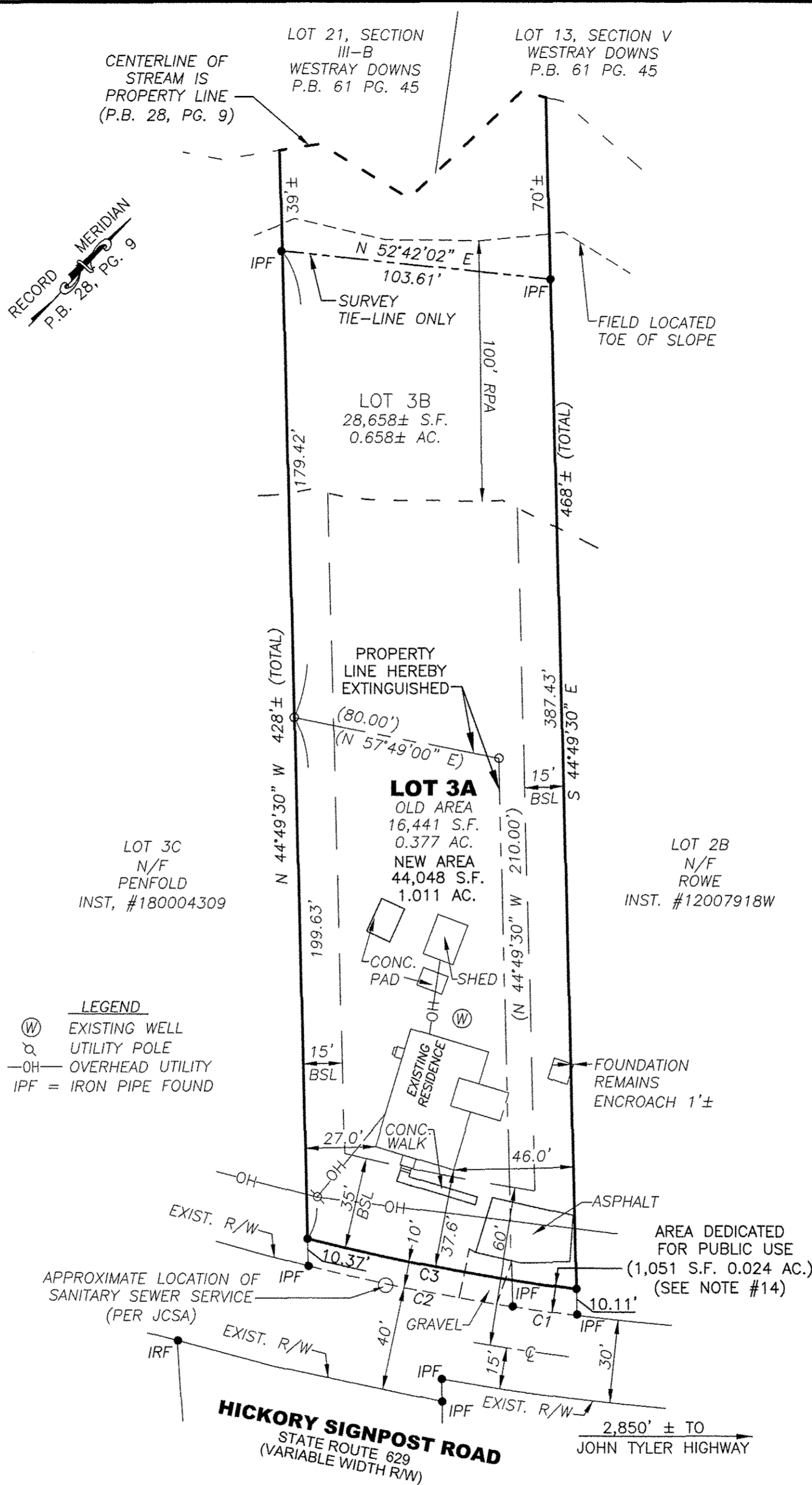
ENGINEERS OR SURVEYORS CERTIFICATE

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.

05/30/2018 DATE
Peter Farrell
 PETER FARRELL, L.S. 2036



RECORD MERIDIAN
 P.B. 28, PG. 9



LEGEND
 (W) EXISTING WELL
 (P) UTILITY POLE
 -OH- OVERHEAD UTILITY
 IPF = IRON PIPE FOUND

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	875.67'	25.00'	25.00'	S 54°22'50" W	1°38'10"
C2	875.67'	80.03'	80.00'	S 57°49'00" W	5°14'10"
C3	865.67'	105.09'	105.02'	N 57°08'21" E	6°57'20"

GENERAL NOTES

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 28, PG. 9.
- WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
- THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
- PROPERTY IS SERVED BY PUBLIC SEWER AND PRIVATE WATER SYSTEM.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0182D DATED 12/16/2015.
- THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 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.
- NO FURTHER DEVELOPMENT OR CONSTRUCTION OF IMPROVEMENTS MAY OCCUR ON THIS PROPERTY WITHOUT A SITE SPECIFIC WETLAND AND RESOURCE PROTECTION AREA DELINEATION.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
LOT 3A	16,441 S.F. / 0.377 AC.	44,048± S.F. / 1.011± AC.
LOT 3B	28,658± S.F. / 0.658± AC.	
AREA OF DEDICATION		1,051 S.F. / 0.024 AC.

TOTAL AREA = 45,099 S.F. / 1.035 AC.

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 16th DAY OF July, 2018.
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 12:31 pm.
 INSTRUMENT # 180011819
 TESTE *NONA A. FOLEY, CLERK*

1 Large/Small Plat(s) Recorded
 herewith as # 180011819