

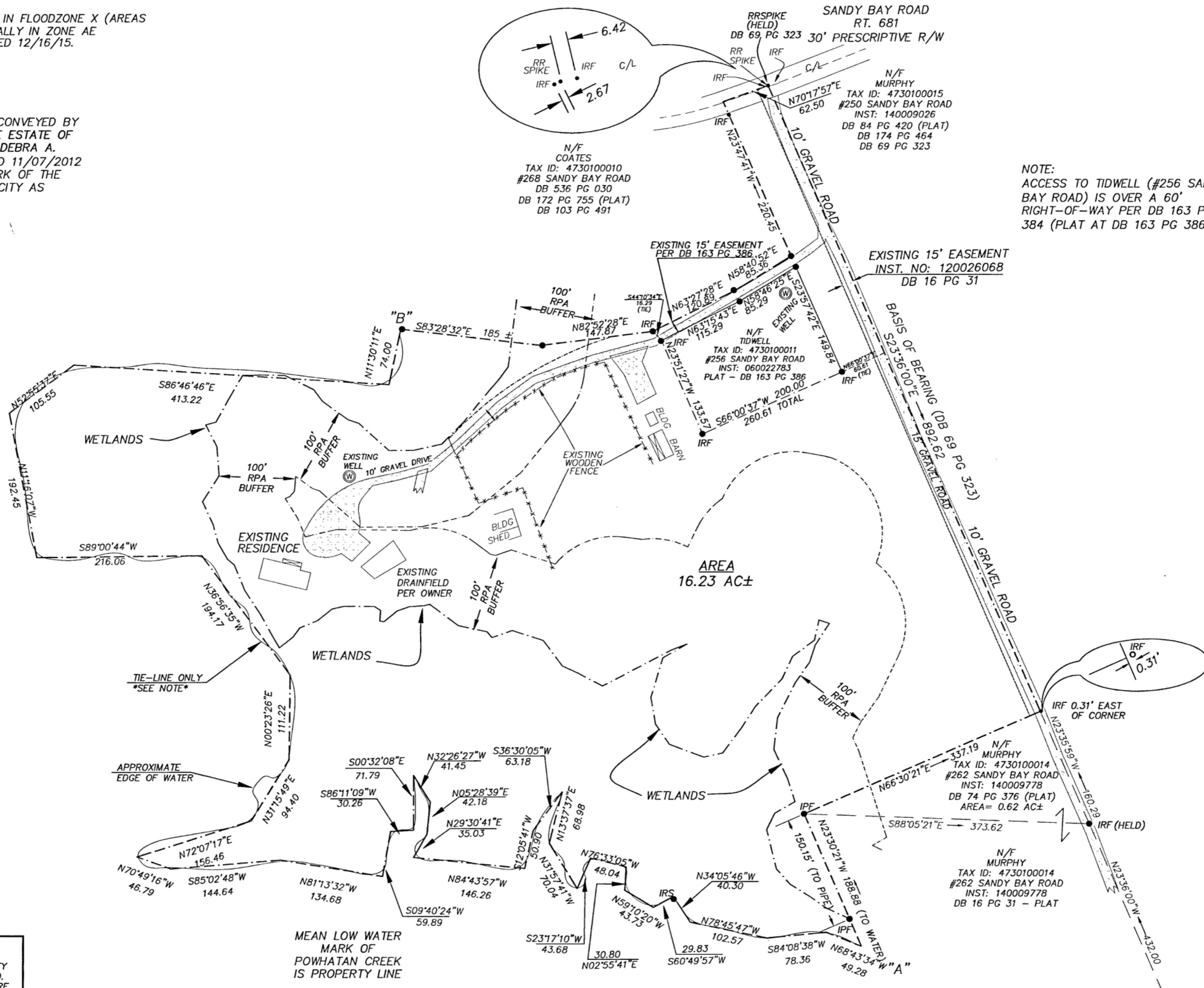
190016550

THIS PROPERTY APPEARS TO LIE PARTIALLY IN FLOODZONE X (AREAS OF 1% ANNUAL CHANCE FLOOD) AND PARTIALLY IN ZONE AE (BFE = 7') PER F.I.R.M. 51095C0182D. DATED 12/16/15.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SANDRA JEAN MEADOWS, EXECUTRIX OF THE ESTATE OF WILLIAM CLEVELAND SNYDER TO JOHN E. & DEBRA A. REECE, HUSBAND AND WIFE BY DEED, DATED 11/07/2012 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 120026068.

NOTE: ACCESS TO TIDWELL (#256 SANDY BAY ROAD) IS OVER A 60' RIGHT-OF-WAY PER DB 163 PG 384 (PLAT AT DB 163 PG 386).



NOTE: EXISTING RESIDENCE LIES WITHIN THE 100' RPA BUFFER. NO FUTURE DEVELOPMENT ALLOWED WITHIN THE 100' RPA BUFFER WITHOUT APPROVAL BY JAMES CITY COUNTY.

DISCREPANCIES FOUND BETWEEN RECORD CALLS FROM VARIOUS SURVEYS. EASTERNMOST PROPERTY LINE HELD FOR BEARING AS NOTED. REMAINDER OF PROPERTY LINES ARE SHOWN TO FOUND PROPERTY CORNERS AS SHOWN. ALL BEARINGS ARE ROTATED TO THIS PLAT ORIENTATION.

TIE LINES ALONG EDGE OF WATER (DESIGNATED AS "A" TO "B") ARE SHOWN PER UNRECORDED PLAT BY "HIS LAND SURVEYING" DATED 2/19/2012.

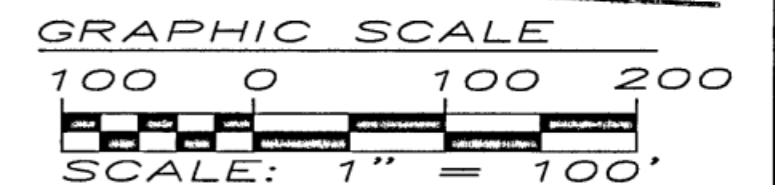
NO LAND DISTURBANCE ALLOWED WITHIN THE 100' RPA BUFFER WITHOUT APPROVAL OF JCC

JCC Subdivision Agent Approval Not Required



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on Nov 12 2019 at 1:33 AM/PM, PG Document # 190016550 MONA A. FOLEY, CLERK

Large/Small Plat(s) Recorded herewith as # 190016550

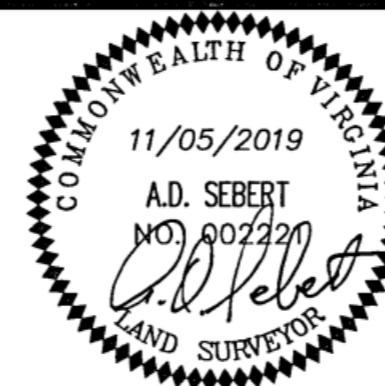


SEBERT SURVEYING & LAYOUT, LLC

177 BARLOW ROAD WILLIAMSBURG, VA PHONE (757) 345-0931 CELL: (757) 784-2413

BOUNDARY SURVEY BEING 16.23 ACRES STANDING IN THE NAME OF JOHN E. & DEBRA A. REECE

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



- LEGEND: N/F NOW OR FORMERLY, IRF IRON ROD FOUND, IPF IRON PIPE FOUND, NL/S NAIL SET, BSL BUILDING SETBACK LINE, R/W RIGHT-OF-WAY, SMH SANITARY MANHOLE, CO SANITARY CLEANOUT, WM WATER METER, WV WATER VALVE, * 98.2 EXISTING SPOT ELEVATION, 98.2 PROPOSED SPOT ELEVATION

DATE: 11/05/2019 11/8/19 REMOVED SETBACKS

DESIGNED BY: ADS SCALE: 1"= 100' PROJECT NO. J473-7 DRAWING NO. 1 OF 1

1473-7 REECE SUBDIVISION.DWG 11/8/2019 3:09:31 AM EST