

200006151

CERTIFICATE OF SOURCE OF TITLE: LOT 6, RIVER'S BEND @ UNCLES NECK  
THE PROPERTY SHOWN ON THIS PLAT AS LOT 6, RIVER'S BEND @ UNCLES NECK WAS CONVEYED BY MICHAEL J. BEYER AND GINA M. BEYER, TRUSTEES OF THE MICHAEL J. BEYER AND GINA M. BEYER LIVING TRUST DATED AUGUST 27, 2007, TO CRAIG A. HUNTER AND HARMONY A. HUNTER BY DEED DATED OCTOBER 2, 2017 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA ON OCTOBER 3, 2017 AS INSTRUMENT #170019153.

CERTIFICATE OF SOURCE OF TITLE: LOT 7, RIVER'S BEND @ UNCLES NECK  
THE PROPERTY SHOWN ON THIS PLAT AS LOT 7, RIVER'S BEND @ UNCLES NECK WAS CONVEYED BY UNCLES NECK, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO CRAIG A. HUNTER AND HARMONY A. HUNTER BY DEED DATED DECEMBER 28, 2011 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA ON JANUARY 3, 2012 AS INSTRUMENT #120000062.

OWNER'S CERTIFICATE:  
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS THE BOUNDARY LINE ADJUSTMENT BETWEEN LOT 6 AND LOT 7 OF RIVER'S BEND @ UNCLES NECK IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Craig Hunter 4/13/20  
CRAIG A. HUNTER DATE  
Harmony Hunter 4/13/20  
HARMONY A. HUNTER DATE

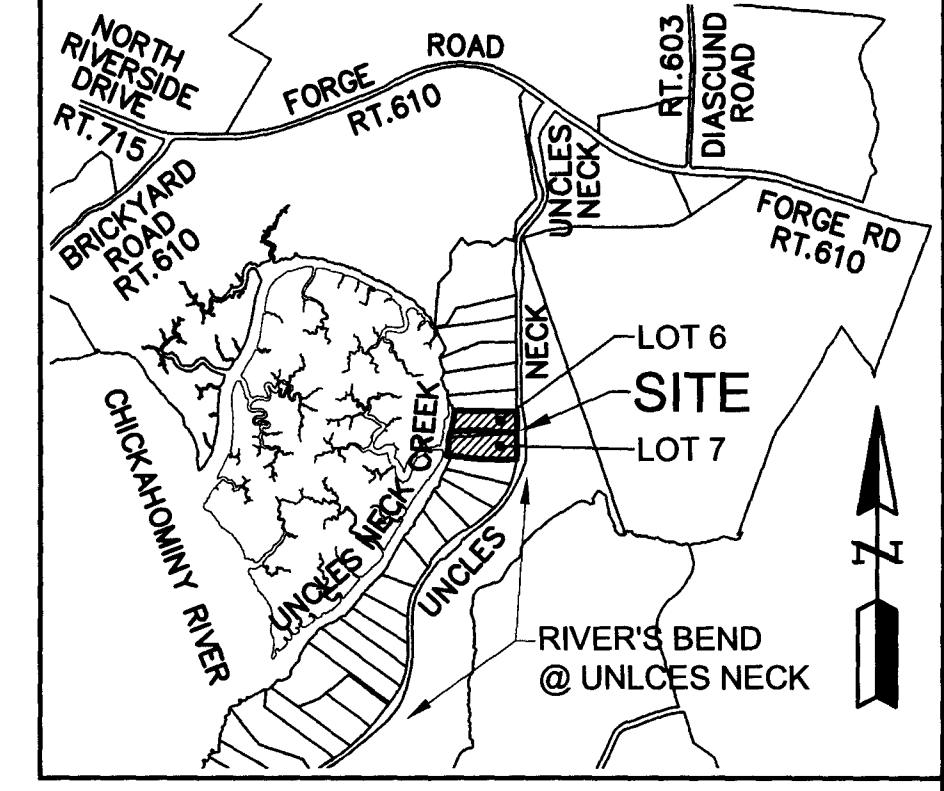
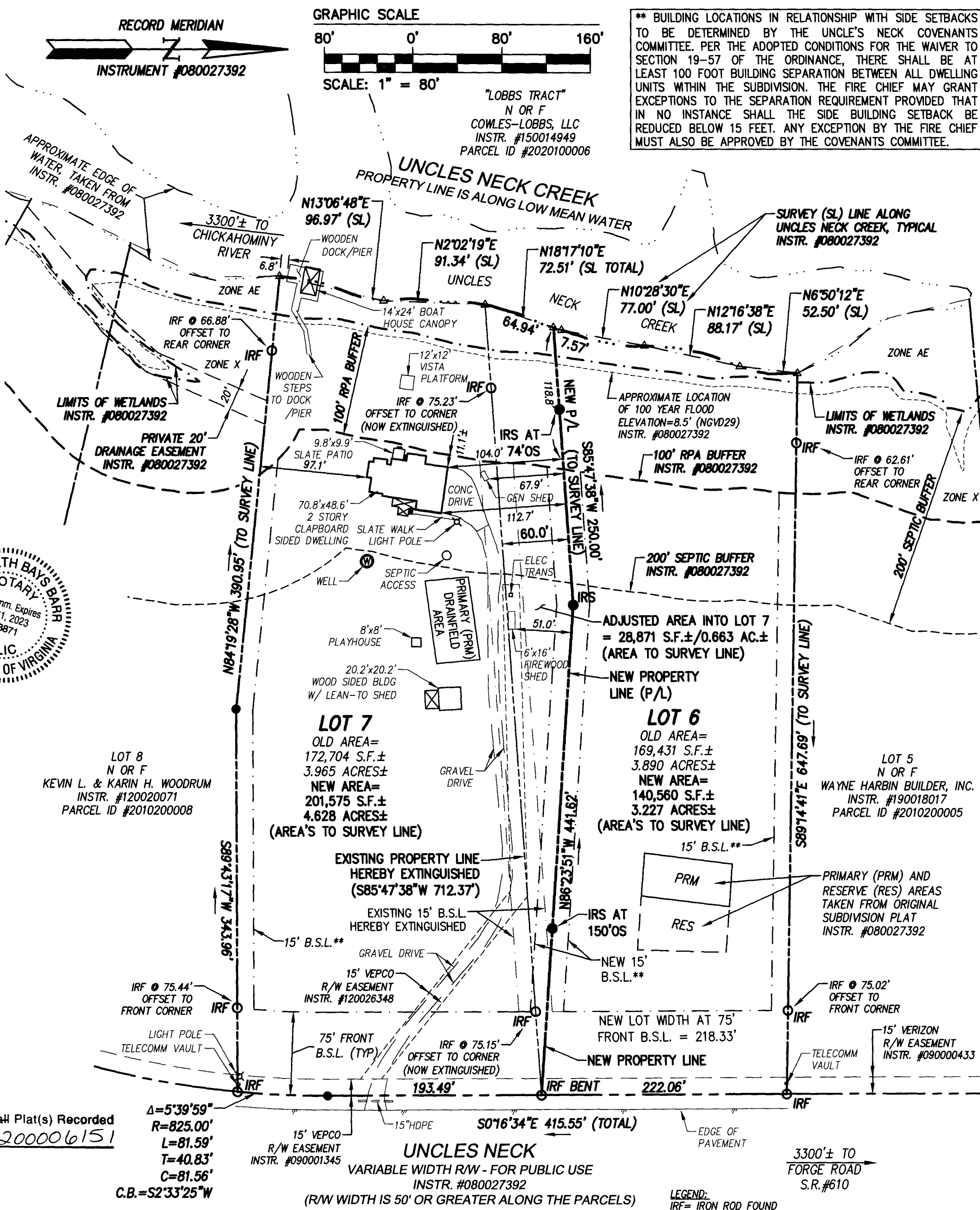
CERTIFICATE OF NOTARIZATION, FOR CRAIG A. AND HARMONY A. HUNTER:  
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James City County  
Elizabeth Bays Barr  
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 13th DAY OF April, 2020  
MY COMMISSION EXPIRES: 7/31/2023  
NOTARY REGISTRATION NUMBER: 1123871  
Elizabeth Bays Barr  
NOTARY PUBLIC SIGNATURE

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

2 Apr 2020 Virginia Department of Transportation  
4/14/20 Virginia Department of Health  
28 April 2020 Subdivision Agent of James City County

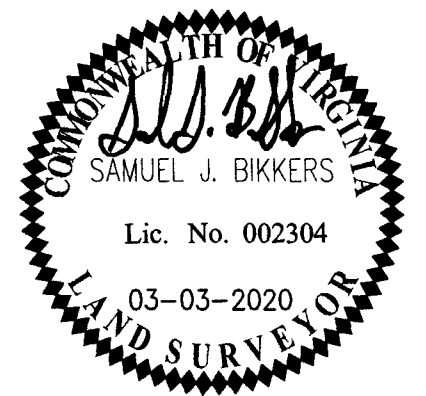
STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
THIS 5th DAY OF May, 2020 THE PLAT SHOWN  
HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS  
11:10 AM INSTRUMENT # 200006151  
TESTE: MONA A. FOLEY, CLERK



VICINITY MAP: SCALE: 1" = 2000'

- GENERAL NOTES:
1. LOT 6, PARCEL ID 2010200006 PROPERTY ADDRESS 7520 UNCLES NECK ZONED A-1, GENERAL AGRICULTURAL
2. LOT 7, PARCEL ID 2010200007 PROPERTY ADDRESS 7524 UNCLES NECK ZONED A-1, GENERAL AGRICULTURAL
3. BUILDING SETBACK LINES ARE AS FOLLOWS: FRONT SETBACK = 75' SIDE YARD = 15' MINIMUM, SEE PLAT FOR NOTE \*\* REAR YARD = SEE PLAT
4. LOTS ARE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
5. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. THIS PROPERTY LIES IN FLOOD ZONE "X"; HOWEVER, PORTIONS OF THE PROPERTY ABUTTING UNCLES NECK CREEK APPEAR TO LIE WITHIN FLOOD ZONE "AE (EL7)" AS SHOWN ON MAP NUMBER 51095C0101D, PANEL 0101D, FOR COMMUNITY NUMBER 510201, MAP REVISED DECEMBER 16, 2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "AE", BASE FLOOD ELEVATION DETERMINED, EL7 (NAVD88).
9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY CODE.
10. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY - BOUNDARY IS TAKEN FROM RECORD INFORMATION AS NOTED (SEE INSTRUMENT #080027392) AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER DOCUMENTS OF RECORD MAY NOT BE SHOWN ON THIS PLAT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.
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. LOT 6 REQUIRES ON-SITE SEWAGE DISPOSAL SYSTEMS: ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHALL BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
13. LOT 7 CONTAINS ON-SITE SEWAGE DISPOSAL SYSTEMS: ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9 OF THE JAMES CITY COUNTY CODE.

SURVEYOR'S 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.  
3-3-2020  
DATE  
SAMUEL J. BIKKERS, L.S. #002304



AES CONSULTING ENGINEERS  
5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.aesva.com

JCC Case No. S-19-0121  
PLAT SHOWING BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT BETWEEN LOT 6 AND LOT 7 RIVER'S BEND @ UNCLES NECK OWNED BY CRAIG A. HUNTER AND HARMONY A. HUNTER  
POWhatan District James City County Virginia

Project Contacts: SJB / CMA  
Project Number: W26073-02  
Scale: 1" = 80' Date: 12-19-2019  
Sheet Number: 1 OF 1

Rev.	Date	Description	Revised By

Vertical text on the left margin: 170019153; 120000062; 080027392; Lot 6 and 7 River's Bend Survey Plat; 2020; 4/13/2020 9:47:29 AM; Sam Bickers