

LOCATION MAP
SCALE: 1" = 1/2 MILE

OWNER'S CONSENT & DEDICATION

THIS SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

TITLE TO THE LAND SHOWN HEREON IS VESTED IN BOBBY G. MORGAN & J. DAVID KIMBROUGH AT PG 250, PG 240 & PG 250, PG 257

IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

BY Bobby G. Morgan

BY J. David Kimbrough

STATE OF VIRGINIA

I, Paul C. Small, A NOTARY PUBLIC DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 5 DAY OF April, 1985.

MY COMMISSION EXPIRES Jan 22, 1991.

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 17 DAY OF April, 1985, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Paul C. Small CLERK

PLAT BOOK 41 PAGE 18

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS "NECK-O-LAND ACRES"

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

DATE 4/22/85 F. D. Hall HIGHWAY ENGINEER

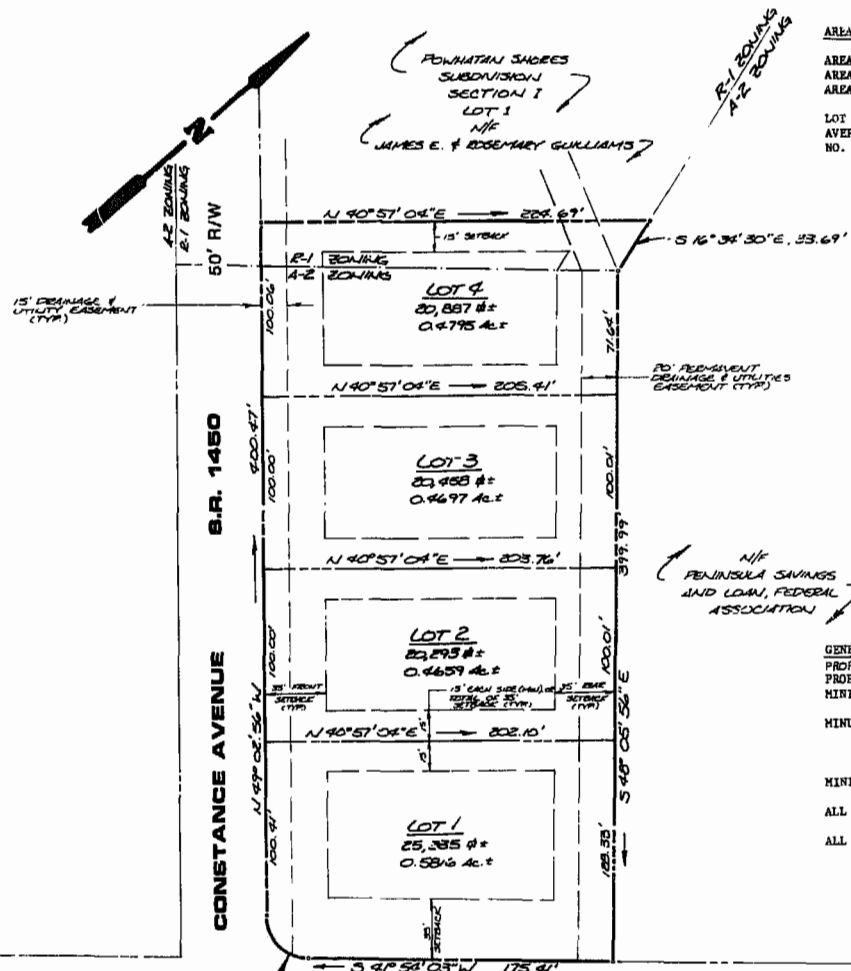
DATE 5/06/85 Conroy H. Hogg HEALTH OFFICER

DATE 4/18/85 Paul C. Small AGENT OF GOVERNING BODY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS & ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 12 DAY OF MARCH, 1984.

BY: Paul C. Small
PAUL C. SMALL, P.E., C.L.S.



AREA TABULATIONS

AREA OF LOTS	86,973 SF±	1.9667 AC±
AREA OF R/W	129 SF±	0.0030 AC±
AREA TO BE SUBDIVIDED	87,102 SF±	1.9997 AC±
LOT YIELD	2.00 LOTS/CROSS ACRE	
AVERAGE LOT YIELD	21,743 SF±	0.4992 AC±
NO. OF LOTS	4	

GENERAL NOTES

PROPERTY IS ZONED R-1, LIMITED RESIDENTIAL AND PROPERTY IS ZONED AGRICULTURAL, LIMITED, DISTRICT A-2 MINIMUM LOT SIZE = 17,500 S.F. (SERVED BY PUBLIC WATER AND SEWAGE DISPOSAL SYSTEMS)
MINIMUM SETBACK LINE REQUIREMENTS ARE AS FOLLOWS:
FRONT 35'
SIDES 15' (A TOTAL OF 35')
REAR 35'
MINIMUM FRONTAGE = 100' AT THE SETBACK
= 125' AT FRONT SETBACK ON CORNER LOT
ALL LOTS TO BE SERVED BY JAMES CITY SERVICE AUTHORITY WATER AND SEWER
ALL UTILITIES SHALL BE INSTALLED UNDERGROUND



NECK-O-LAND ROAD

S.R. 882

60' R/W

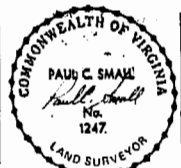
D = 89°03'01"
R = 25.00'
C = 38.86'
T = 24.59'
C = 35.06'
CB = S 86°25'53"W

REFERENCES: PG 25/28, PG 25/9, DB 106/225, DB 132/456, DB 227/110



AES, a professional corporation
1761 Jamestown Road, Williamsburg, Va. 23185
804-263-0040
Architecture, Engineering, Surveying, Planning

PLAT OF SUBDIVISION
NECK-O-LAND ACRES
OWNER/DEVELOPER:
BOBBY G. MORGAN AND
J. DAVID KIMBROUGH
JAMESTOWN DISTRICT, JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed JHB	Drawn VMB
Scale 1"=50'	Date 7/10/88
Project No. 5811	
Drawing No. 1	