

NOTE FOR INGRESS & EGRESS EASEMENTS
ACCESS TO AND FROM CONSTANCE AVENUE FOR LOTS 3, 4 AND 5 IS LIMITED TO THE COMMON 50' EASEMENT FOR UTILITIES & INGRESS/EGRESS AS SHOWN.

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF FRANCIS S. REES AND WAS ACQUIRED FROM HELEN J. REES WHO DIED INTESATE, 2/14/98. A LIST OF HEIRS IS RECORDED IN WILL FILE 98-518-18A. THIS BEING THE SAME PROPERTIES CONVEYED TO JOHN R. AND HELEN J. REES FROM ELLSWORTH P. AYERS, ET ALS IN DEED BOOK 113, PAGE 450 - TM(47-3)(1-66) AND FRANCES REES SLACK AND BRIAN KEITH SLACK IN DEED BOOK 225, PAGE 588 - TM(47-3)(1-67) AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND AND PROPERTY LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Frances S. Rees 8/26/99
FRANCES S. REES DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY TO-WIT:

Thomas C. Subletta NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 26th DAY OF AUGUST, 1999.

MY COMMISSION EXPIRES Dec 31, 2002

Thomas C. Subletta
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

Ronald W. Eads 6-7-99
RONALD W. EADS, L.S. #1948 DATE

FLOOD CERTIFICATION & NOTES

PORTIONS OF THE PROPERTIES AS SHOWN LIE WITHIN THE FOLLOWING AREAS: ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, ZONE "X", AREAS OF 500 YEAR FLOOD AND ZONE "AE", AREAS OF 100 YEAR FLOOD, BASE ELEVATION OF 8.5. ALL AS SHOWN ON F.I.R.M. #510201 0045 B, EFFECTIVE DATE FEBRUARY 6, 1991. APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN AS SHOWN WAS GENERATED FROM J.C.C. TOPOGRAPHIC MAPS AND HAS NOT BEEN FIELD VERIFIED.

CERTIFICATE OF APPROVAL

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

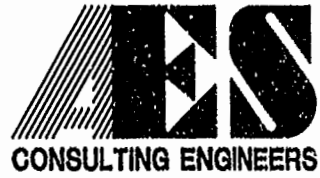
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

VIRGINIA DEPARTMENT OF HEALTH DATE

SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

GENERAL NOTES

- TOTAL AREA SUBDIVIDED = 108.71 ACRES±
- PROPERTY SHOWN HEREON IS ALL OF TAX MAP PARCELS (47-3)(1-66) & (47-3)(1-67)
- PROPERTY IS CURRENTLY ZONED "R18" - RESIDENTIAL
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER
- ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND
- BUILDING SETBACK LINES (BSL): FRONT = 35' (UNLESS OTHERWISE NOTED) SIDES = 15' REAR = 35'
- MINIMUM FINISHED FLOOR ELEVATION FOR ALL PROPOSED DWELLINGS IS TO BE AT 9.5' M.S.L. (SEE J.C.C. ORD. CHAP. 24, SEC. 24-895)
- RPA, RPA BUFFER LINES AND RMA AREAS WERE TAKEN FROM JAMES CITY COUNTY GIS MAPPING AND HAS NOT BEEN FIELD VERIFIED.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 2.1-9(c)(1) OF THE JAMES CITY COUNTY CODE.



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PLAT OF SUBDIVISION & PROPERTY LINE EXTINGUISHMENT
OF 2 PARCELS OF LAND
CONTAINING 108.71 ACRES+/-
OWNED BY FRANCIS S. REES

JAMESTOWN DISTRICT COUNTY OF JAMES CITY VIRGINIA



Recorded <u>26th</u> day of <u>August</u> , 1999	
PLAT RECORDED IN	DOCUMENT # <u>99016220</u>
P.B. NO. <u>172</u> PAGE <u>2</u>	Helene S. Ward, Clerk of Circuit Court
By: <i>Helene S. Ward</i>	
2 8/11/99	REVISED PER J.C.C. COMMENTS RWE
1 8/5/99	REVISED PER J.C.C. COMMENTS RWE
No.	DATE REVISION / COMMENT / NOTE BY

Designed	Drawn
RWE	RWE
Scale	Date
1"=200'	6/7/99
Project No.	
8719	
Drawing No.	
PLAT	