

120018800

MINOR SUBDIVISION
OF THE PROPERTY STANDING
IN THE NAME OF
RANDOLPH G. GULDEN
PARCEL ID # 1020100012
LOCATED IN POWHATAN DISTRICT
JAMES CITY COUNTY, VIRGINIA
JAMES CITY COUNTY CASE # JCC 5-0019-2012

PROPERTY ADDRESS
126 CAMP ROAD
WILLIAMSBURG, VA. 23168

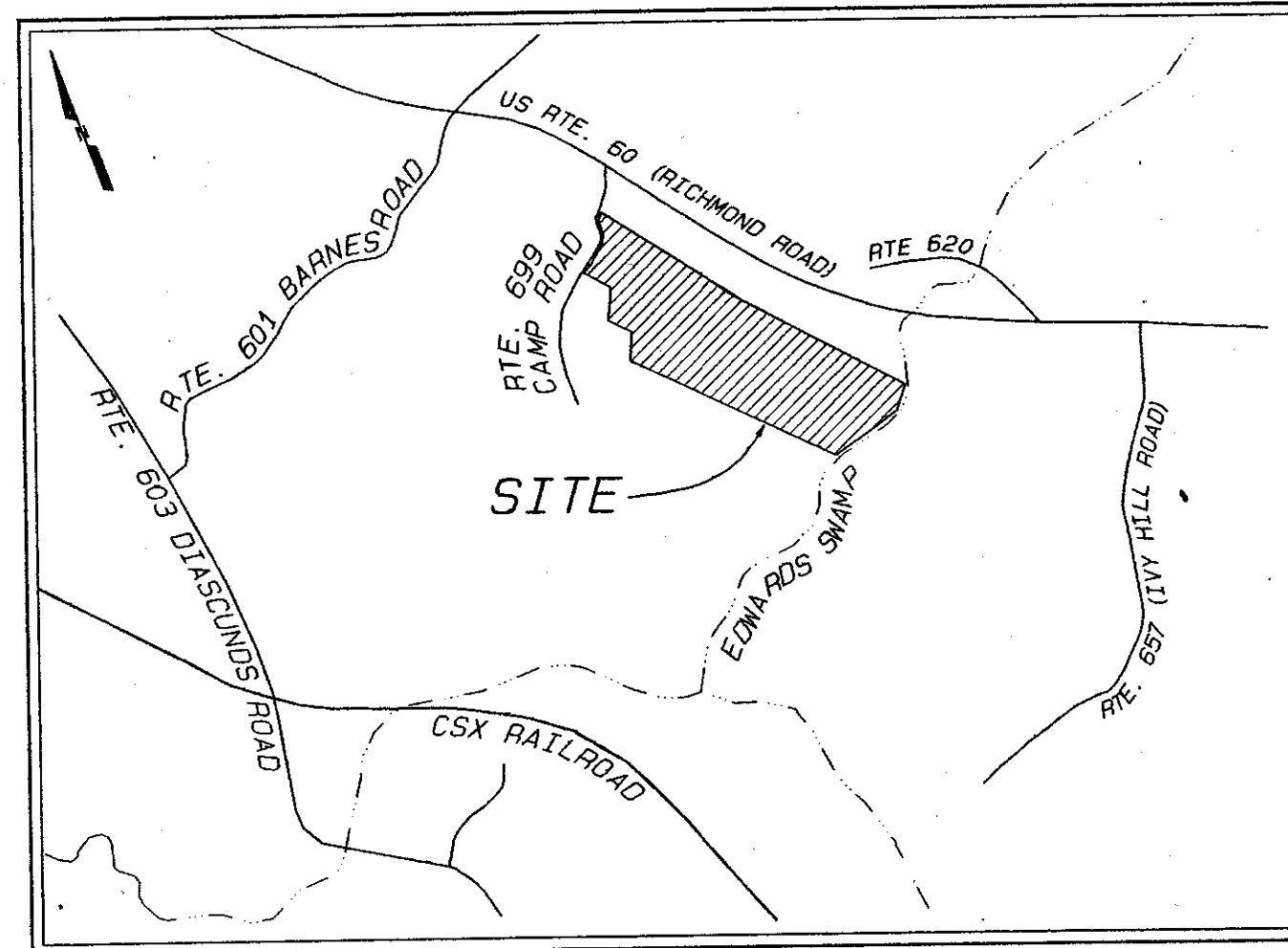
PREPARED BY
ANGLE & DISTANCE LAND SURVEYING INC.
264 RACEFIELD, TOWNS, VA. 23168
(757) 561-9334
PLAT PREPARED 4-30-2012
REVISED 7-9-2012

SHEET 1 of 2

AREA COMPUTATIONS

ORIGINAL PARCEL ID # 1020100012 AREA = 87.201 +/- AC.
(BY COUNTY TAX RECORDS)
DEDICATION AREA = 0.32 ACRES (13,939.20 Sq.Ft.)
REMAINDER BY TAX RECORDS MINUS DEDICATION = 86.88 ACRES

NEW LOT "12A" AREA = 25.00 ACRES
DEDICATION AREA = 0.11 ACRES (4,791.60 Sq.Ft.)
TOTAL DEDICATION = 0.43 ACRES (18,730.80 Sq.Ft.)



VICINITY MAP
SCALE - 1" = 2000'

GENERAL NOTES

BOUNDARY INFORMATION TAKEN FROM RECORD PLATS AND FIELD EVIDENCE. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT REFLECT ALL ENCUMBRANCES, COVENANTS OR EASEMENTS OF RECORD THAT COULD AFFECT PROPERTY SHOWN. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY. REMAINDER OF PARCEL 10-2, 1-12 WAS NOT FIELD SURVEYED AT THIS TIME.

PROPERTY IS ZONED A1
PROPERTY IS CURRENTLY IN MILL CREEK AGRICULTURAL AND FORESTAL DISTRICT.
PROPERTY IS NOT LOCATED IN THE PRIMARY SERVICE AREA
BUILDING SET BACK LINES ARE
FRONT = 75'
REAR = 35'
SIDE = 15'

PROPERTY APPEARS TO LIE IN ZONE "X" AS DETERMINED BY FIRM MAP # 5108000400, EFFECTIVE DATE SEPT. 28th, 2007.

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 CO. CODE.

ALL NEWLY CREATED CORNERS TO BE MONUMENTED IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SEC. 19-34 THROUGH 19-36.

NEW PARCELS IS CURRENTLY SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM.

ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6)

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.

NO EXISTING DRAINFIELDS OR WELLS TO BE AFFECTED BY THIS PLAT.

SOURCE OF TITLE

PARCEL ID # 1020100012 WAS CONVEYED BY INSTRUMENT # 9802018018, DATED AUG. 14th, 1998, BY HENRY M. HAZELWOOD TO RANDOLPH G. GULDEN AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY COUNTY.

OWNERS CONSENT

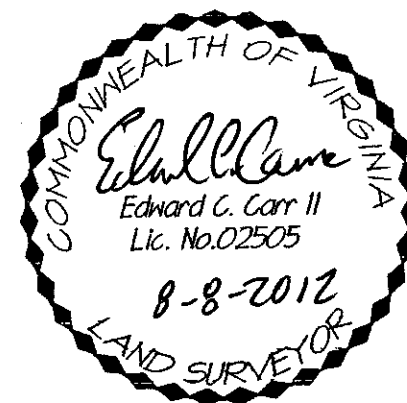
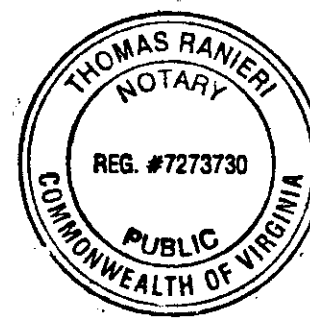
THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

PARCEL ID # 1020100012
SIGNATURE *Randolph G. Gulden*
RANDOLPH G. GULDEN
DATE 8/30/12 NAME PRINTED
8/30/12 NAME PRINTED

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, COUNTY OF JAMES CITY
A NOTARY PUBLIC IN AND FOR THE STATE
AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S)
WHOSE NAMES ARE UNDERSIGNED HAVE ACKNOWLEDGED
THE SAME BEFORE ME IN THE COUNTY OF
JAMES CITY THIS DAY OF 30 AUG 2012
MY COMMISSION EXPIRES 31 JAN 2013

Thomas Ranieri
NOTARY PUBLIC



CERTIFICATE OF APPROVAL

THIS MINOR SUBDIVISION PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING COUNTY ORDINANCES AND MAY BE ADMITTED TO RECORD.

SUBDIVISION AGENT OF JAMES CITY COUNTY
DATE 8/30/12
VIRGINIA DEPT. OF HEALTH
DATE 8/13/12
VIRGINIA DEPT. OF TRANSPORTATION
DATE 8/10/12

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.
Edward C. Carr II 8-8-2012
EDWARD C. CARR II L.S.# 2505

STATE OF VIRGINIA

COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 10th DAY OF September, 2012
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK _____ PAGE _____ AND OR INSTRUMENT # 120018800
TESTE: *Betsy B. Woolridge*
CLERK
BY: *Patrick J. Paulson* County Clerk

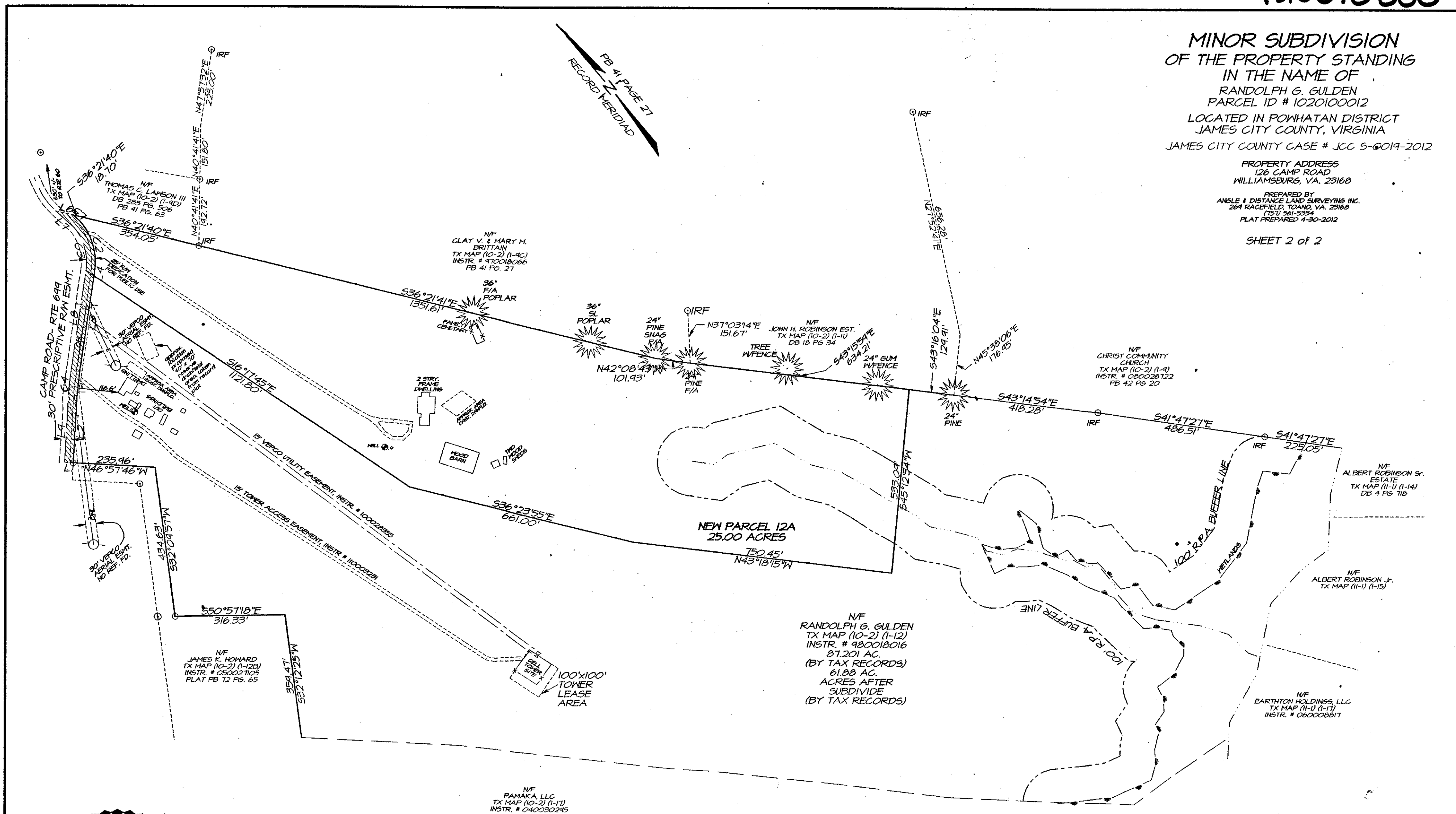
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284 RACEFIELD, TOANO, VA. 23168
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PLAT PREPARED 4-30-2012

SHEET 2 of 2



LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
L1	25.00'	S46°57'46\"E				
L2	174.07'	N43°04'10\"E				
C1	95.66'	S45°40'42\"N	1050.44'	5°13'03\"	95.62'	47.86'
L3	274.71'	N48°17'13\"E				
L4	11.70'	N48°17'01\"E				
C2	155.47'	N24°14'17\"E	182.00'	48°56'40\"	150.79'	82.84'
L5	28.18'	N07°35'26\"N				
L6	52.25'	N36°21'40\"N				
L7	73.34'	S07°35'26\"E				
C3	131.53'	N24°42'37\"E	151.00'	48°00'00\"	127.72'	69.90'
L8	286.59'	S48°17'13\"N				
C4	97.93'	S45°40'42\"N	1075.44'	5°13'03\"	97.90'	49.00'
L9	174.09'	S43°04'10\"N				

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
10th September 2012
at **12:41** PM, PB **—** PG **—**
Document # **120018800**
BETSY B. WOOLRIDGE, CLERK
Patricia W. ..., Dep. Clerk

