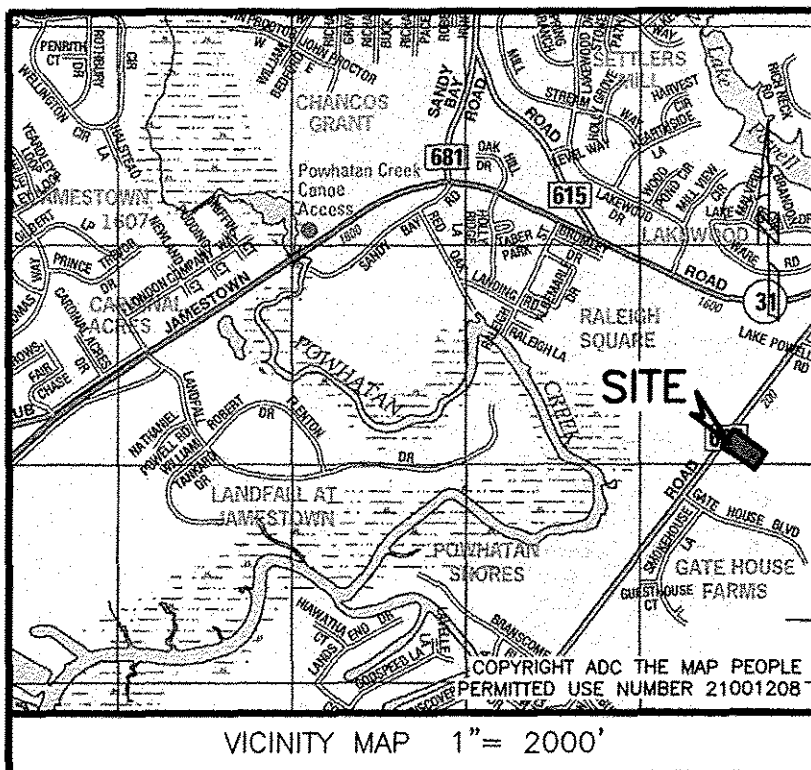


180009120



SUBDIVISION PLAT  
**MAGNOLIA GREEN**

BEING PARCEL ID #4740100014  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 03/01/2018 JOB # 17-447



3925 Midlands Road, Williamsburg, Virginia 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

SHEET 1 OF 2

**JCC-S-0031-2017**

**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
2. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
3. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0182D, DATED DECEMBER 16, 2015.
7. A PORTION OF THIS PROPERTY FALLS WITHIN THE RPA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
10. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER, ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

OWNERS CERTIFICATE: MAGNOLIA GREEN, LLC

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] 4-16-2018  
 SIGNATURE DATE  
Fred A. Nice member  
 NAME PRINTED TITLE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF James City, LINDA VERGAKIS, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 16<sup>th</sup> DAY OF APRIL, 2018.  
 MY COMMISSION EXPIRES AUGUST 31, 2018.  
[Signature]  
 NOTARY PUBLIC  
 REGISTRATION NO. 7623437



**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF MAGNOLIA GREEN, LLC AND WAS ACQUIRED FROM WILLIAM BLAKE ROBERTSON BY THAT CERTAIN DEED DATED OCTOBER 19, 2017 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 170020236.

**AREA TABULATION**

EXISTING PARCEL ID: #4740100014	85,470 S.F. / 1.9621 AC.
LOT 1	10,573 S.F. / 0.2427 AC.
LOT 2	13,726 S.F. / 0.3151 AC.
LOT 3	17,968 S.F. / 0.4125 AC.
LOT 4	23,595 S.F. / 0.5417 AC.
LOT 5	19,608 S.F. / 0.4501 AC.
TOTAL AREA =	85,470 S.F. / 1.9621 AC.

**CERTIFICATE OF APPROVAL**

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

5/30/18 [Signature]  
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY  
16 Apr 2018 [Signature]  
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

**ENGINEERS OR SURVEYORS 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.



03/01/2018 [Signature]  
 DATE PETER FARRELL, L.S. 2036

**PROPERTY INFORMATION**

PARCEL ID: #4740100014  
 ZONING DISTRICT: R-2 (GENERAL RESIDENTIAL)  
 PROPERTY OWNER:  
 MAGNOLIA GREEN, LLC  
 INST. #170020236  
 PROPERTY ADDRESS:  
 #234 NECK-O-LAND ROAD  
 WILLIAMSBURG, VIRGINIA 23185

2 Large/Small Plat(s) Recorded  
herewith as # 180009120

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 31<sup>st</sup> DAY OF May, 2018.  
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:15 a.m.  
 INSTRUMENT # 180009120

TESTE MONA A. FOLEY, CLERK

[Signature]