

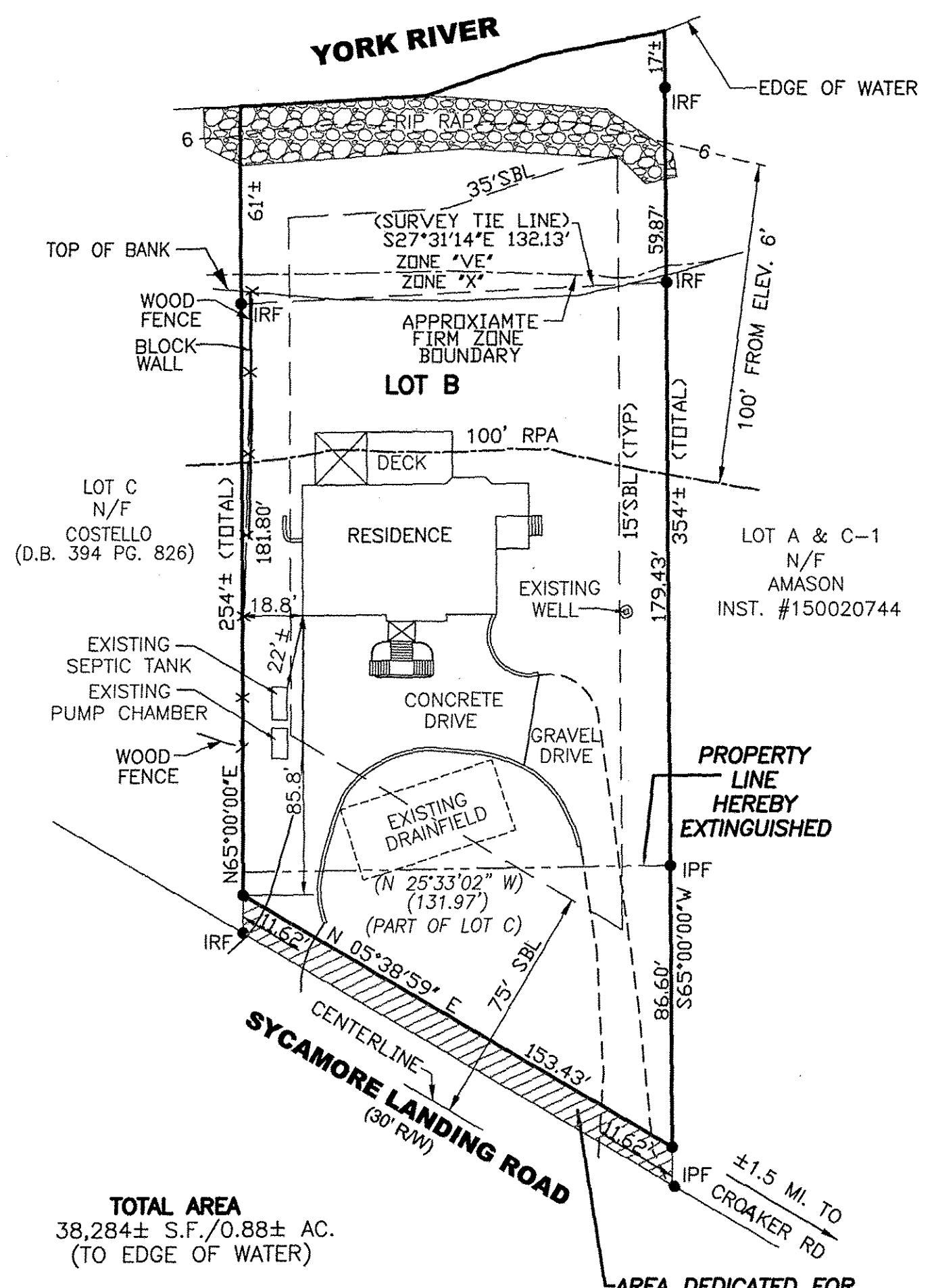
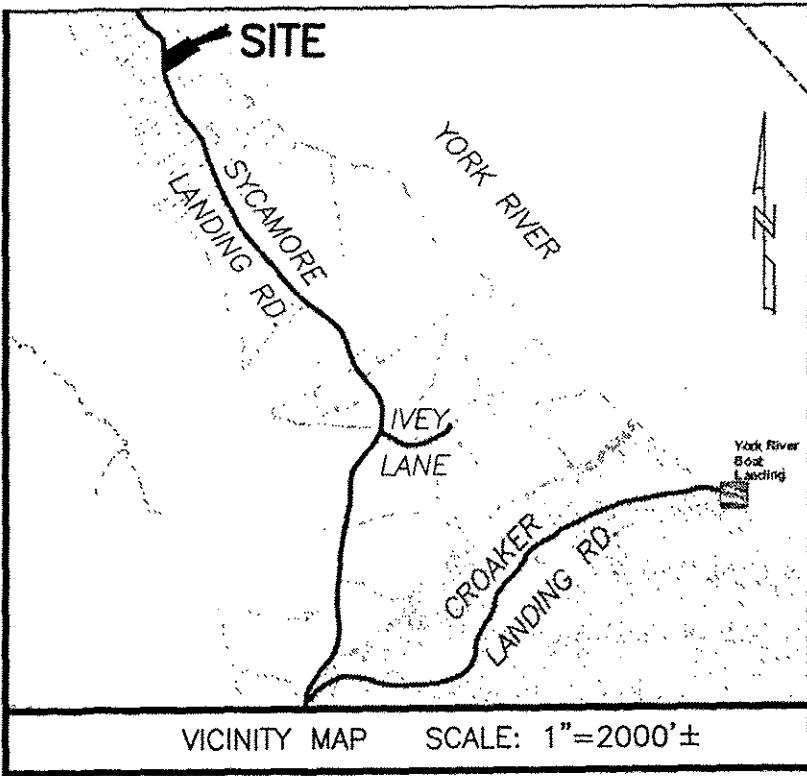
180014172

PROPERTY LINE EXTINGUISHMENT
LOT B & PART OF LOT C STEPHEN'S TRACT
BEING PARCEL ID #0720400002
& PARCEL ID #0720400003A
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 08/16/2017 SCALE: 1"=40" JOB #16-565

LandTech Resources, Inc.
Engineering & Surveying Consultants
3925 Midlands Road, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 1

JCC-S-0018-2017
40 0 40 80 120
Scale: 1" = 40'



TOTAL AREA
38,284± S.F./0.88± AC.
(TO EDGE OF WATER)

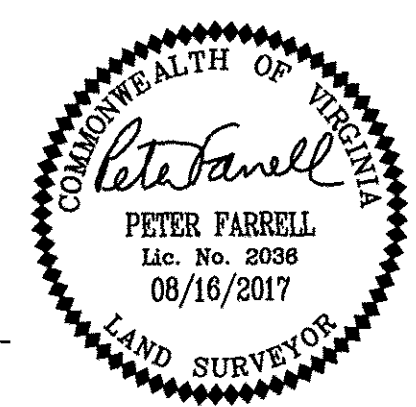
LEGEND
IRF=IRON ROD FOUND
IPF=IRON PIPE FOUND
SBL=BUILDING SETBACK LINE

AREA TABULATION

EXIST. LOT B	32,099± S.F. / 0.73± AC.*
EXIST. PART OF LOT C	7,719 S.F. / 0.18 AC.
TOTAL AREA	39,818 S.F. / 0.91 AC.
LESS AREA OF DEDICATION	1,534 S.F. / 0.03 AC.
NEW LOT B	38,284 S.F. / 0.88 AC.*

*TO EDGE OF WATER

PROPERTY INFORMATION
LOT B: PARCEL ID #0720400002
PART OF LOT C: PARCEL ID #0720400003A
ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)
ADDRESS:
10016 SYCAMORE LANDING RD
JAMES CITY COUNTY, VA
REFERENCES:
P.B. 3, PG.45



OWNERS CERTIFICATE:

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

J. Barry Davidson, Jr. 6/25/18
DATE
J. BARRY DAVIDSON, JR.
Laura J. Davidson 6/25/18
DATE
LAURA J. DAVIDSON

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City I, 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 25TH DAY OF JUNE, 2017. MY COMMISSION EXPIRES AUGUST 31, 2018.
Linda Vergakis
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 J. BARRY DAVIDSON, JR. AND/OR LAURA J. DAVIDSON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE J. BARRY DAVIDSON, JR. LIVING TRUST, DATED MARCH 28, 2016 AND LAURA J. DAVIDSON AND/OR J. BARRY DAVIDSON, JR. TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE LAURA J. DAVIDSON LIVING TRUST, DATED MARCH 28, 2016 AND WAS ACQUIRED FROM J. BARRY DAVIDSON, JR. AND LAURA J. DAVIDSON BY THAT CERTAIN DEED DATED MARCH 28, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 160007830

CERTIFICATE OF APPROVAL

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

8/16/18 Ellen Cook
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY
9 July 2018 Oliver Brubaker
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
7/30/2018 D. B. Brubaker
DATE VIRGINIA DEPARTMENT OF HEALTH

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.
08/16/2017 Peter Farrell
DATE PETER FARRELL, L.S. 2036

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 3, PG. 45
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PROPERTY IS SERVED BY PRIVATE WATER AND SEWER SYSTEMS..
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SEC. 19-33 OF THE SUBDIVISION ORDINANCE.
6. PARCELS LIE IN F.I.R.M. ZONE "X" & "VE" (EL 17) ACCORDING TO FLOOD INSURANCE RATE MAP 51095C0053D, DATED DECEMBER 16, 2015.
7. THIS PROPERTY FALLS PARTIALLY 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.
10. 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.
11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
12. 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.
13. THIS PLAT IS BASED ON A BOUNDARY SURVEY PREPARED BY LANDTECH RESOURCES, INC. DATED 11-16-2006 AND LAST UPDATED 12-15-2015.
14. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
15. EXISTING DRAINFIELD, SEPTIC TANK & PUMP CHAMBER SHOWN HEREON ARE BASED ON A PERMIT SKETCH PROVIDED BY THE VA DEPT. OF HEALTH.
16. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE

Large/Small Plat(s) Recorded
herewith as # 180014172

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 6th DAY OF Sept., 2017
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
2:50pm DIRECTS IN INSTRUMENT # 180014172

TESTE MONA A. FOLEY, CLERK
Monica Zubillaga, D.C.