

20000484

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS TAX PARCEL 4830100017 IS IN THE NAME OF PATRICK AND KRISTEN DUFFELER, AND WAS ACQUIRED FROM FLORA W. SCOTT AND BARBARA J. WALTRIP BY DEED DATED OCTOBER 3, 2018, AND RECORDED AS INSTRUMENT 180016249 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CERTIFICATE

THIS SUBDIVISION OF LAND SHOWN ON THIS PLAT AND TITLED "PLAT OF BOUNDARY SURVEY AND SUBDIVISION PATRICK AND KRISTEN DUFFELER PARCEL ID 4830100017" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

PATRICK G. DUFFELER, II DATE 12-30-2019

KRISTEN M. DUFFELER DATE 12-30-2019

CERTIFICATION OF NOTORIZATION

STATE OF VIRGINIA

CITY/COUNTY OF Williamsburg

I, Susan G. Waltrip, 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 30th DAY OF December, 2019.

MY COMMISSION EXPIRES 06/30/2023, NO. 284510

Susan G. Waltrip

SIGNATURE



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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

John S. Clayton Dec. 10, 2019 DATE

THIS BOUNDARY SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, JOHN S. CLAYTOR, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON JULY 19, 2019; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

THE HORIZONTAL COORDINATE SYSTEMS REFERENCED IN THIS FILE WERE ACHIEVED WITH RTK-GPS SURVEYING TECHNIQUE UTILIZING MULTIPLE AND REDUNDANT OBSERVATIONS VERIFIED TO BE ACCURATE AND WITHIN THE STANDARD ESTABLISHED IN 18 VAC 10-20-370 FOR BOUNDARY SURVEYS PREPARED IN THE COMMONWEALTH OF VIRGINIA.

CERTIFICATE OF APPROVAL

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

Ellen Loh 1/3/20 DATE

SUBDIVISION AGENT

JAMES CITY COUNTY

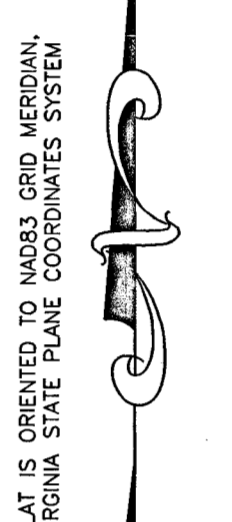
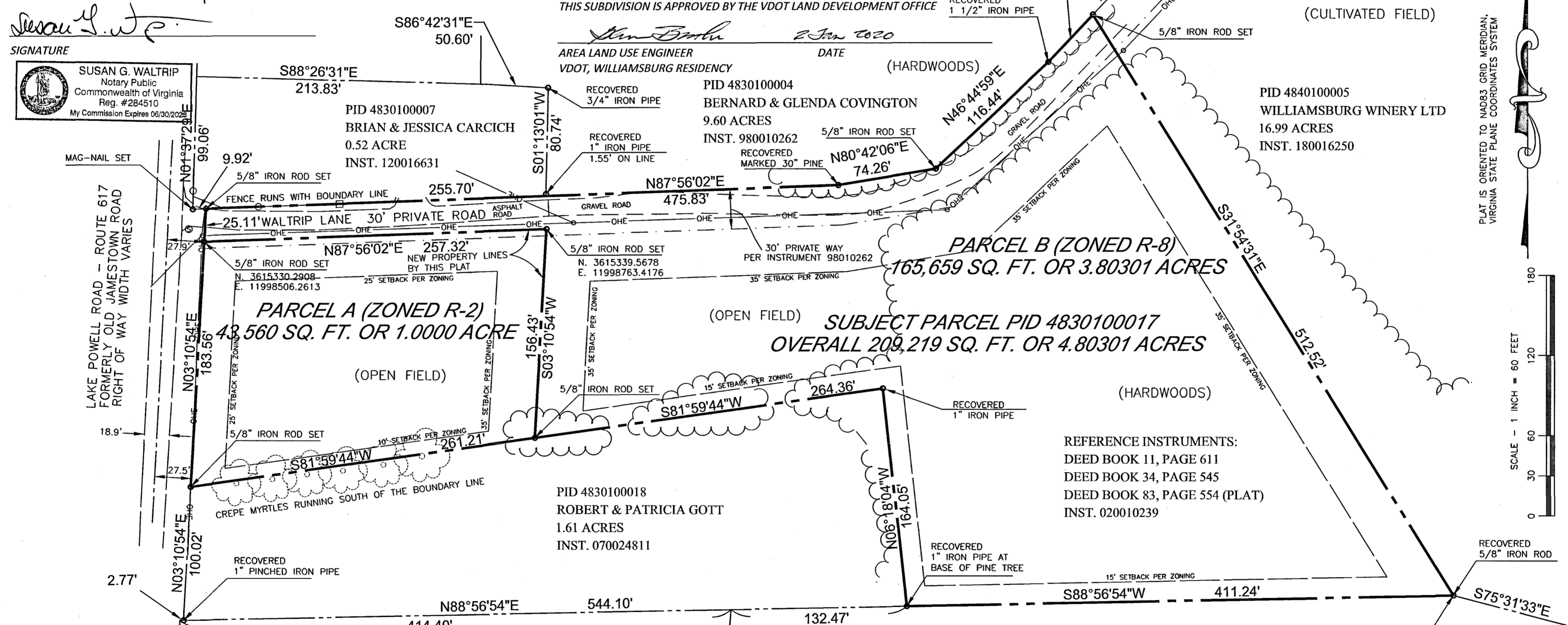
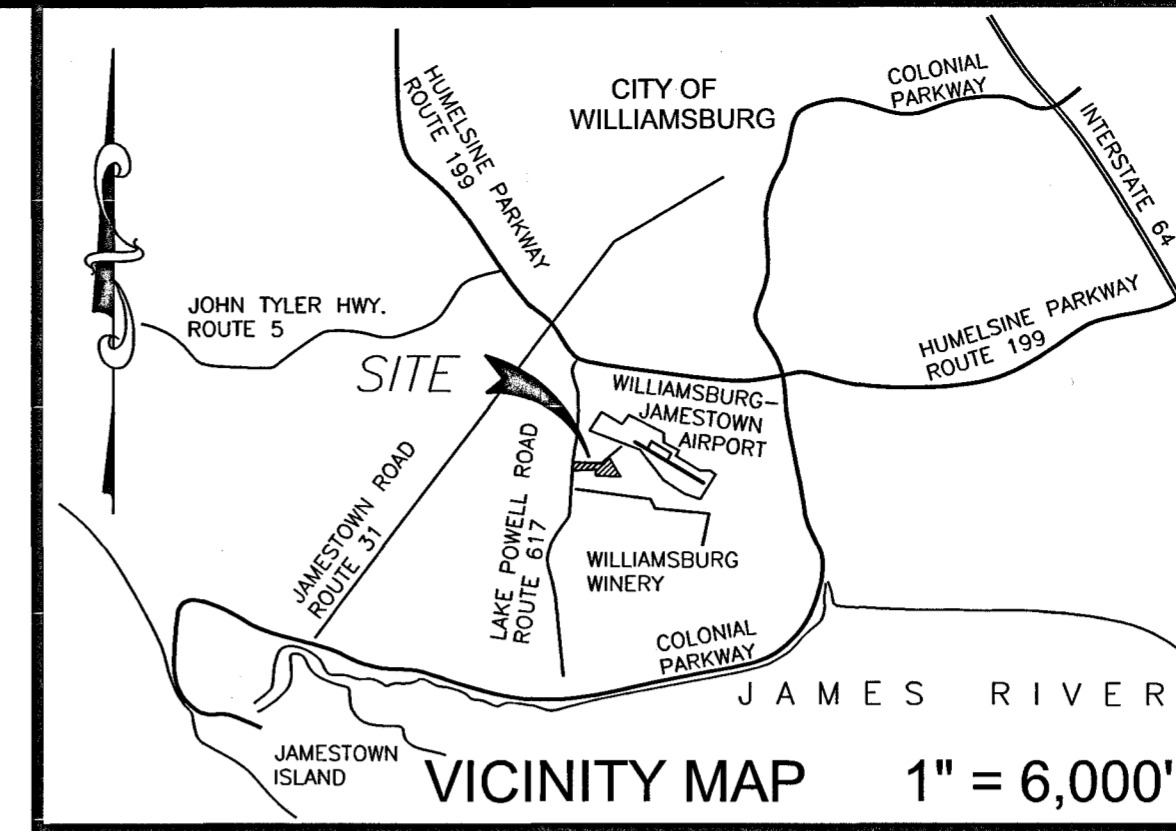
CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE VDOT LAND DEVELOPMENT OFFICE

Area Land Use Engineer DATE 2 Jan 2020

AREA LAND USE ENGINEER DATE

VDOT, WILLIAMSBURG RESIDENCY



PLAT OF BOUNDARY SURVEY AND SUBDIVISION PATRICK AND KRISTEN DUFFELER PARCEL ID 4830100017 4.80301 ACRES (OVERALL) JAMES CITY COUNTY, VIRGINIA

NOTES:

- 1. BEARING BASIS: NAD83 (2011) VIRGINIA STATE PLANE COORDINATES, GRID VALUES, SOUTH ZONE.
2. COORDINATES INDICATED HERE ARE IN GRID VALUES BASED ON THE VIRGINIA STATE PLANE COORDINATES SYSTEM, NAD83, SOUTH ZONE, U.S. SURVEY FEET.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, AND IS SUBJECT TO ANY EASEMENT, ENCUMBRANCE OR OTHER INFORMATION THAT WOULD BE DISCLOSED BY SUCH A REPORT.
4. THE SURVEYOR HAS NO INFORMATION REGARDING THE RIGHTS TO INGRESS/EGRESS OR ANY OTHER RIGHT OR EASEMENT RELATED TO WALTRIP LANE.
5. RECORDS RESEARCH WAS PERFORMED ON THE SUBJECT PARCEL (4830100017) AND ALL OF THE ADJOINING PARCELS TO ASCERTAIN THE TRUE BOUNDARY LINES IN THE OPINION OF THE SURVEYOR.
6. EVIDENCE OF ENCROACHMENTS KNOWN TO THE SURVEYOR ARE SHOWN HEREON.
7. THE PRESENCE OF PUBLIC UTILITIES ARE SHOWN HEREON.
8. THE SITE ADDRESSES OF THE SUBJECT PARCEL IS: 2754 LAKE POWELL ROAD
9. THE PROPERTY IS CURRENTLY SPLIT ZONED. PROPOSED PARCEL A WILL BE ZONED R-2 AND PARCEL B WILL BE ZONED R-8 (PER COUNTY COMMENTS).
10. THE SUBJECT PREMISES ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP 51095C02010, EFFECTIVE 12/16/2015.
11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

LEGEND:

- - - = ASPHALT PAVING EDGE
() = SANITARY SEWER MANHOLE
o = IRON ROD/PIPE RECOVERED AS DESCRIBED
OHE = OVERHEAD ELECTRIC AND POLE
- - - = FENCES
- - - = CENTERLINE OF ROADWAY
- - - = BUILDING SETBACK LINES

Larger/Smaller Plat(s) Recorded herewith as # 20000484

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on Jan 10 2020 at 1:10 AM PM, PG - 20000484 MONA A. FOLEY, CLERK

Table with metadata: DATE: REV. DEC. 10, 2019; SCALE: 1" = 60'; COMP: JSC; DRAWN: JSC; CHK: MDD; FILE NO: 19-0435.001; SHEET: 1 of 1