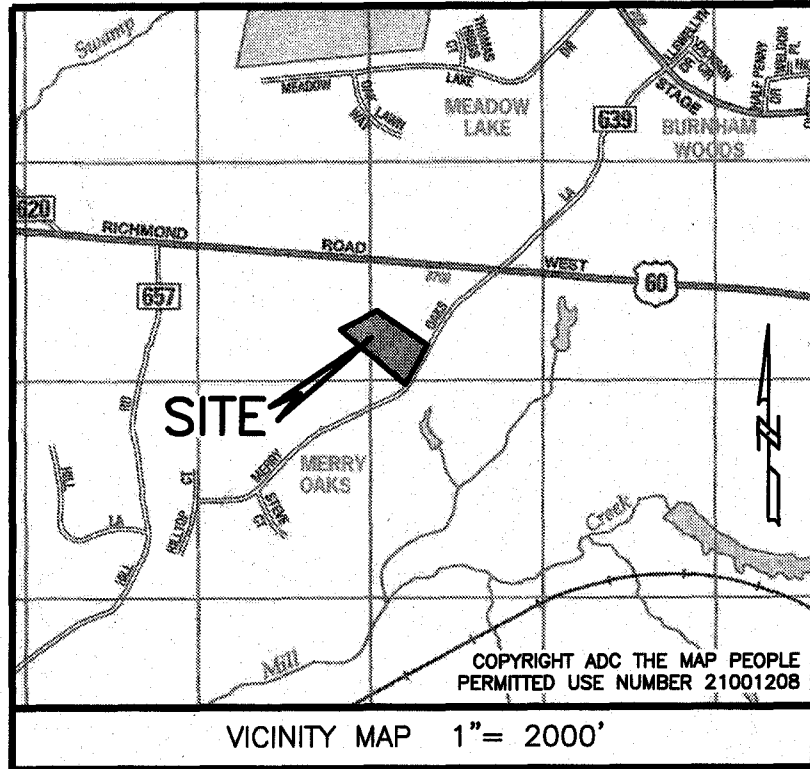


200019284

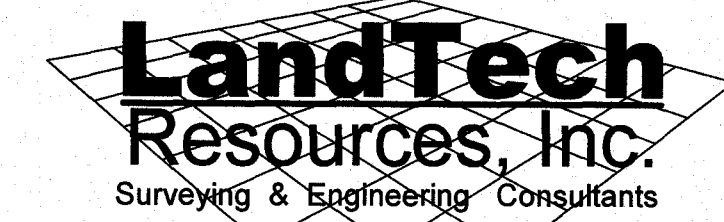


BOUNDARY LINE EXTINGUISHMENT BETWEEN

LOT 36 & LOT 37 MERRY OAKS SECTION I

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 08/11/2020 JOB # 20-179



Surveying & Engineering Consultants 205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188 Phone: (757) 565-1677 Fax: (757) 565-0782 web: landtechresources.com

SHEET 1 OF 2

JCC-S-20-0037

GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY. 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. 6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0039D, DATED DECEMBER 16, 2015. 7. THIS PROPERTY LIES 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 CODE. 10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE COUNTY CODE. 11. 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. 12. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION. 13. 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. 14. PRIOR TO ANY FURTHER LAND DEVELOPMENT ACTIVITIES; A SITE SPECIFIC WETLAND DELINEATION AND RPA DETERMINATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION SECTION OF THE JAMES CITY COUNTY CODE.

OWNERS CERTIFICATE (LOT 36 & LOT 37)

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.

Kathy A. Orton, Trustee of the Kathy A. Orton Revocable Trust dated 1/23/13, dated 10-6-2020.

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 6th DAY OF October, 2020. MY COMMISSION EXPIRES August 31, 2022.

Signature of Linda Fay Vergakis, Notary Public, Registration # 7623437, Commonwealth of Virginia, My Commission Expires 08/31/22.

PROPERTY INFORMATION

LOT 36 PARCEL ID #1120300036 8637 MERRY OAKS LANE TOANO, VIRGINIA 23168

LOT 37 PARCEL ID #1120300037 8647 MERRY OAKS LANE TOANO, VIRGINIA 23168

ZONING DISTRICT: A1

BUILDING SETBACKS: (A1 ZONING)

FRONT = 75' REAR = 35' SIDE = 15'

AREA TABULATION

Table with 3 columns: LOT, OLD AREA, NEW AREA. Rows for LOT 36 and LOT 37, and a total area row.

TOTAL AREA = 323,528 S.F. / 7.427 AC.

CERTIFICATE OF SOURCE OF TITLE (LOT 36 & LOT 37)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF:

1/2 INTEREST KATHY A. ORTON, TRUSTEE OF THE KATHY A. ORTON REVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 23, 2013, AND WAS ACQUIRED FROM MARK W. ORTON AND KATHY A. ORTON, HUSBAND AND WIFE. BY THAT CERTAIN DEED DATED AUGUST 20, 2013 AND IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT 130019631.

1/2 INTEREST KATHY A. ORTON, TRUSTEE OF THE KATHY A. ORTON REVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 23, 2013, AND WAS ACQUIRED FROM KATHY A. ORTON BY THAT CERTAIN DEED DATED JUNE 8, 2020 AND IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT 200008395.

CERTIFICATE OF APPROVAL

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

19 Oct 2020, Signature of Subdivision Agent of James City County.

8 Oct 2020, Signature of Virginia Department of Transportation.

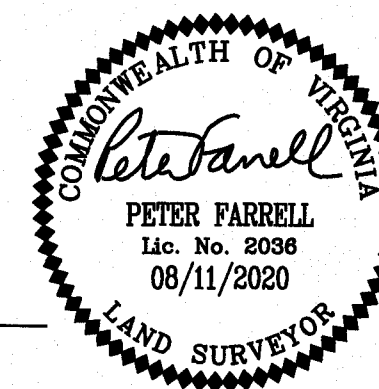
13 Oct 2020, Signature of Virginia Department of Health.

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.

08/11/2020 DATE

Signature of Peter Farrell, L.S. 2036



STATE OF VIRGINIA - JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 6th DAY OF November, 2020. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:06 pm INSTRUMENT # 200019284 TESTE MONA A. FOLEY, CLERK

2 Large/Small Plat(s) Recorded herewith as # 200019284