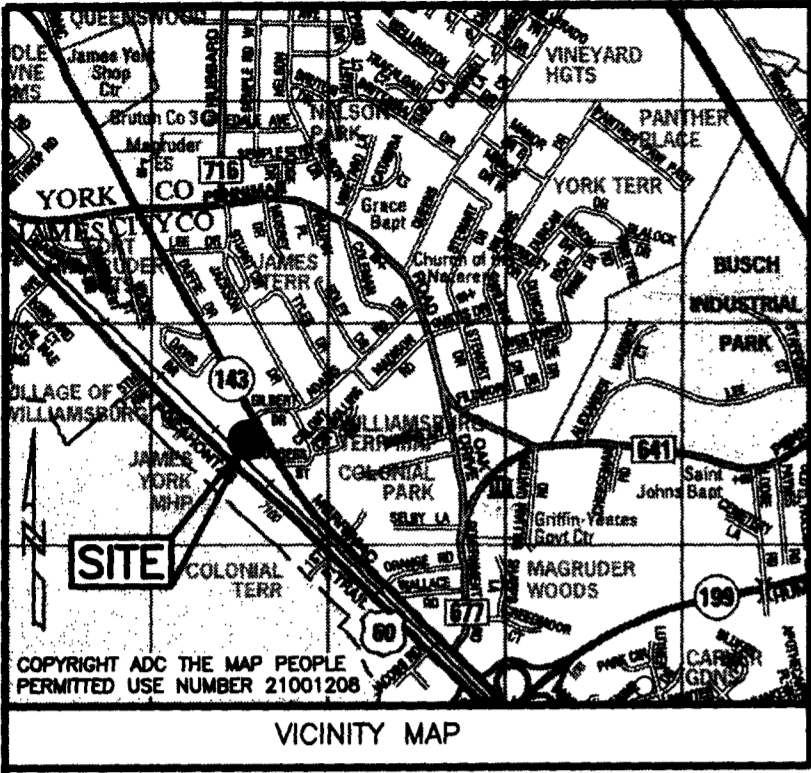


202204788



**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN PLAT RECORDED AS PART OF INST. #000012719.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. LOTS ARE SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" & ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0143D DATED 12/16/2015.
7. THIS PROPERTY DOES NOT FALL 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. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. 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.
12. EXISTING PATIO SUBJECT TO SETBACK REDUCTION GRANTED BY DRC ON 9/27/2000, CASE NUMBER SP-0096-2000.
13. THIS PROPERTY IS SUBJECT TO ZONING VARIANCE ZA-07-84.

SUBDIVISION OF  
**PARCEL ID: 4140100007**  
 CREATING  
**PARCEL 1 & PARCEL 2**  
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA  
 DATE: 01/29/2022 SCALE: 1"=30' JOB # 21-293

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

SHEET 1 OF 1  
**JCC-S-21-0073**

**AREA TABULATION**

PARCEL	OLD AREA	NEW AREA
PIN: 4140100007	33,155 S.F. / 0.761 AC.	
<b>PARCEL 1</b>		<b>22,538 S.F. / 0.517 AC.</b>
<b>PARCEL 2</b>		<b>10,617 S.F. / 0.244 AC.</b>

TOTAL AREA = 33,155 S.F. / 0.762 AC.

**OWNERS CERTIFICATE:**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF PARCEL ID: 4140100007 CREATING PARCEL 1 & PARCEL 2 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Juan Gabriel Maldonado Hernandez 3/14/22  
 DATE  
Kristle Lynn Maldonado Hernandez 3/14/22  
 DATE

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 14<sup>th</sup> DAY OF March, 2022.

Linda P. Vergakis  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES AUGUST 31, 2022  
 NOTARY REGISTRATION NO. 7023437

Linda P. Vergakis  
 NOTARY PUBLIC  
 Registration # 7623437  
 Commonwealth of Virginia  
 My Commission Expires 08/31/22

**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF JUAN GABRIEL MALDONADO HERNANDEZ & KRISTLE LYNN MALDONADO HERNANDEZ AND WAS ACQUIRED FROM NEWPORT NEWS SHIPBUILDING EMPLOYEES CREDIT UNION DBA BAYPORT CREDIT UNION BY THAT CERTAIN DEED DATED APRIL 29, 2021 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INST. 210008962.

**CERTIFICATE OF APPROVAL**

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

16 Mar 2022 DATE  
Blaine Brasher VA DEPARTMENT OF TRANSPORTATION

29 Mar 2022 DATE  
Matthew H. Connolly SUBDIVISION AGENT OF JAMES CITY COUNTY

**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.

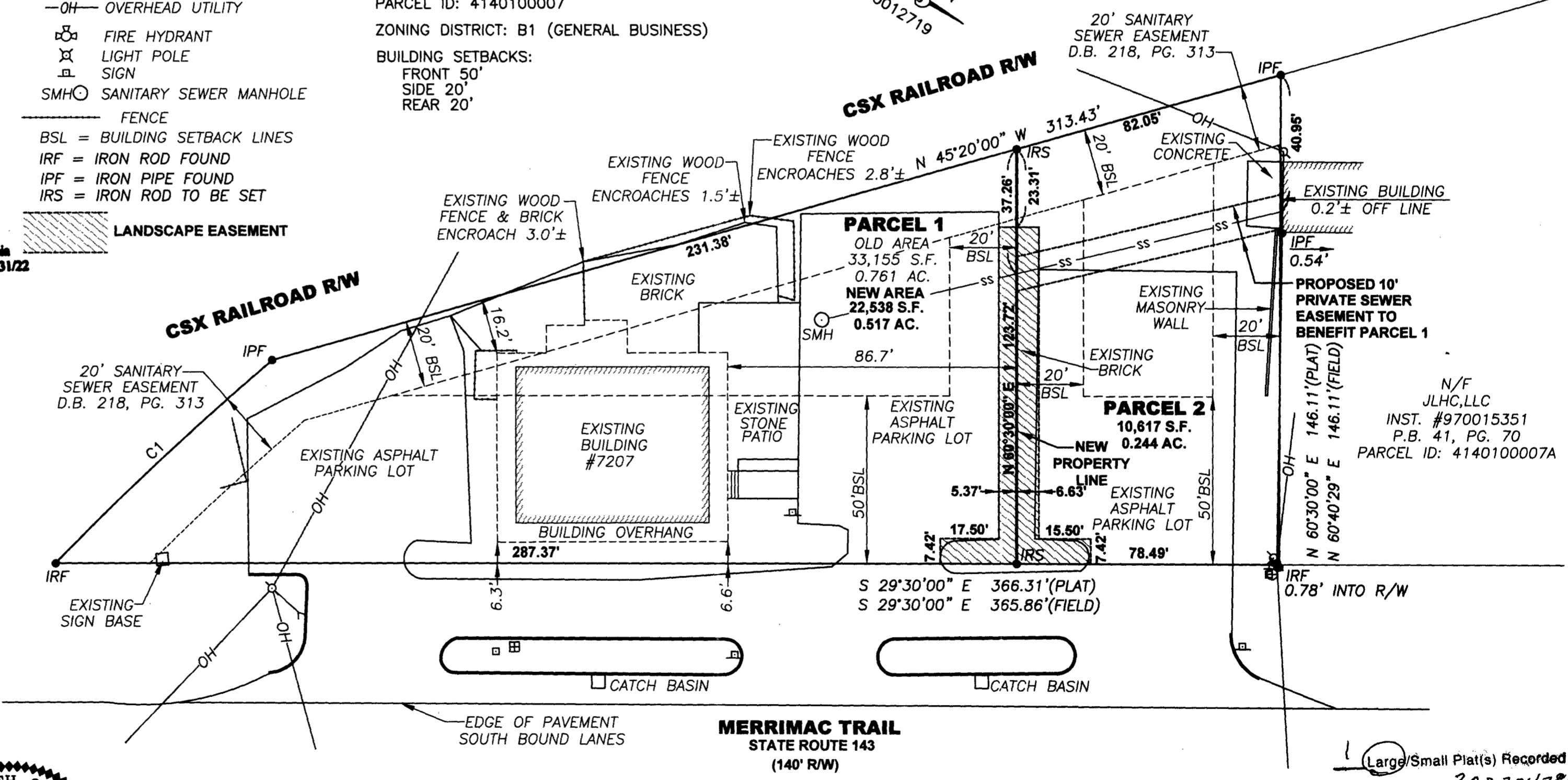
Matthew H. Connolly  
 LAND SURVEYOR  
 Lic. No. 20563  
 01/29/2022

Matthew H. Connolly, L.S. 01/29/2022  
 DATE

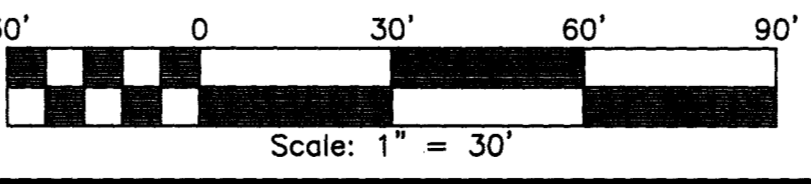
- LEGEND**
- ⊕ WATER METER
  - ⊕ CABLE PEDESTAL
  - ⊕ TELEPHONE PEDESTAL
  - ⊕ UTILITY POLE
  - ⊕ GUY ANCHOR
  - OH— OVERHEAD UTILITY
  - ⊕ FIRE HYDRANT
  - ⊕ LIGHT POLE
  - ⊕ SIGN
  - SMHO SANITARY SEWER MANHOLE
  - FENCE
  - BSL = BUILDING SETBACK LINES
  - IRF = IRON ROD FOUND
  - IPF = IRON PIPE FOUND
  - IRS = IRON ROD TO BE SET
  - ▨ LANDSCAPE EASEMENT

**PROPERTY INFORMATION**

ADDRESS:  
 7207 MERRIMAC TRAIL  
 WILLIAMSBURG, VIRGINIA 23185  
 PARCEL ID: 4140100007  
 ZONING DISTRICT: B1 (GENERAL BUSINESS)  
 BUILDING SETBACKS:  
 FRONT 50'  
 SIDE 20'  
 REAR 20'



CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	955.37'	88.73'	44.40'	88.70'	S 72°35'29" E	5°19'16"



**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 29<sup>th</sup> DAY OF March, 2022. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:25 AM INSTRUMENT # 202204788 TESTE J. Scott DC

(Large/Small Plat(s) Recorded herewith as # 202204788)