

CERTIFICATE OF SOURCE OF TITLE

TITLE TO THE PROPERTY SHOWN HEREON STANDS IN THE NAME OF GLENN O. HELSETH AND WAS ACQUIRED FROM PAUL GAJESKI BY DEED DATED JUNE 27, 1994, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VA. AS DEED BOOK 696, PAGE 511.

OWNERS CERTIFICATE

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

OWNER (SIGNATURE) _____

DATE _____

OWNER (PRINTED) _____

TITLE _____

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF _____, I, _____, 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 _____ DAY OF _____, 2008.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

DATE _____

REGISTRATION NO. _____

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, L.S. # 002053

DATE _____

CERTIFICATE OF APPROVAL

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

VIRGINIA DEPARTMENT OF TRANSPORTATION _____

DATE _____

SUBDIVISION AGENT OF JAMES CITY COUNTY _____

DATE _____

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE _____ DAY OF _____, 2008.

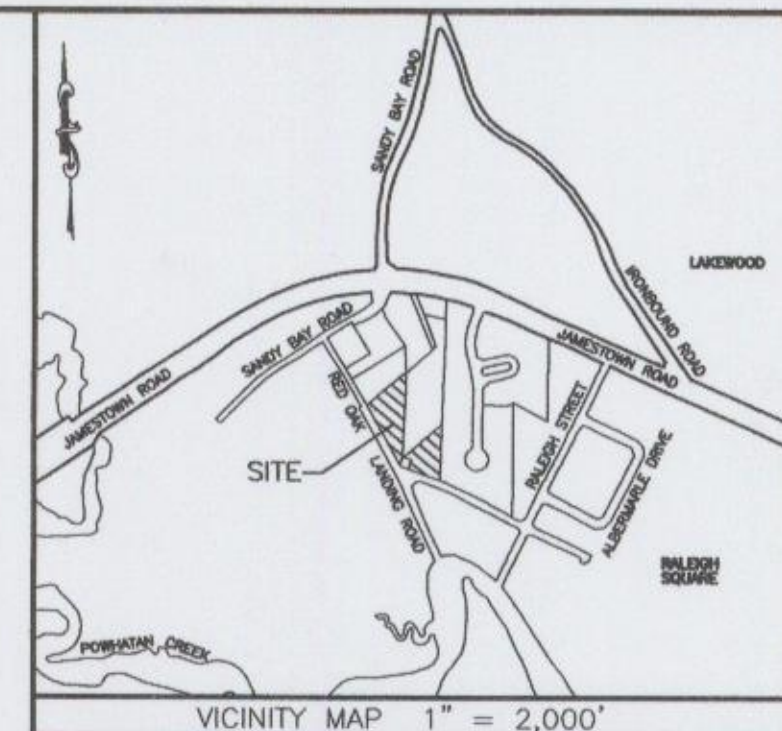
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # _____

TESTE _____

BY _____, CLERK

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT. AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS, ETC. AFFECTING THE PROPERTY.
2. ALL IMPROVEMENTS MAY NOT BE SHOWN.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
5. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCELS SHALL BE SERVED BY PUBLIC WATER AND SEWER.
7. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
8. PARCELS LIE IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0185C DATED SEPTEMBER 28TH, 2007.
9. LINE SHOWN AS RPA MEASURED FROM CENTERLINE OF STREAM PER DIRECTION OF JAMES CITY COUNTY ENVIRONMENTAL DEPARTMENT.



PROPERTY INFORMATION

PROPERTY ADDRESS:

PARCEL 5-A: 119 RED OAK LANDING ROAD

PARCEL 5-B: 115 RED OAK LANDING ROAD

JAMES CITY COUNTY, VA

CURRENT ZONING: R-8

PARCEL ID#'S:

PARCEL 5-A: 4730100026

PARCEL 5-B: 4730100026B

BUILDING SETBACKS: (BSL)

FRONT: 60' FROM CENTERLINE OF R/W

REAR: 15'

SIDE: 15'

AREA CALCULATIONS

AREA OF PARCEL 5-A: 30,962 S.F. / 0.711 AC.

AREA OF PARCEL 5-B: 48,279 S.F. / 1.108 AC.

TOTAL AREA: 79,241 S.F. / 1.819 AC.



PLAT SHOWING SUBDIVISION OF
PARCELS 5-A & 5-B

GLENN O. HELSETH PROPERTY

LOCATED ON RED OAK LANDING ROAD

JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA

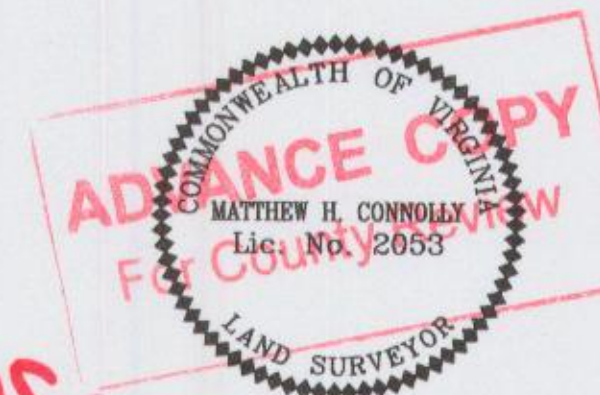
DATE: 06/12/08 SCALE: N/A JOB #07-173

SHEET 1 OF 2

LandTech
Resources, Inc.

Surveying • Engineering • GPS

205-E Bulifants Blvd., Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



5-0035-2008

NOT RECORDED

Parcel 4
N/F
GLENN O. HELSETH
PIN #:4730100025
D.B. 696, PG. 511
P.B. 39, PG. 16

Parcel 5-B
N/F
GLENN O. HELSETH
PIN #:4730100026B
D.B. 696, PG. 511
P.B. 39, PG. 16
48,279 S.F.
1.108 AC.

Parcel 5-A
N/F
GLENN O. HELSETH
PIN #:4730100026
D.B. 696, PG. 511
P.B. 39, PG. 16
30,962 S.F.
0.711 AC.

Parcel 5
N/F
SANDY BAY INTEREST, L.C.
PIN #:4730100024
INSTR. #050011243
(DEED & PLAT)

LOT 5
HOLLY RIDGE SUBDIVISION
P.B. 64, PG. 46-47

LOT 6
HOLLY RIDGE SUBDIVISION
P.B. 64, PG. 46-47

LOT 7
HOLLY RIDGE SUBDIVISION
P.B. 64, PG. 46-47

LOT 8
HOLLY RIDGE SUBDIVISION
P.B. 64, PG. 46-47

RED OAK LANDING ROAD
(40' R/W)

15' CULVERT (TYPICAL)

20' JCSEA SEWER EASEMENT (D.B. 163/528)

JAMES CITY SERVICE AUTHORITY
PIN #:4730100026A
D.B. 205, PG. 665

LEGEND

- SANITARY SEWER MANHOLE
- ⊞ WATER METER
- ⊙ SEWER CLEAN OUT
- ⚡ POWER POLE
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- IPF = IRON PIPE FOUND
- IPS = IRON PIPE SET

DATE: 06/12/03

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