#050015149 - MARQUESTA Massee Handrad Rd Conserva BOUNDARY LINE EXTINGUISHMENT OF THE PROPERTY OF JOHN B. GRAZIADEI AND VIRGINIA L. GRAZIADEI the Vineyards BEING LOT V12, BOUNDARY LINE ADJUSTMENT OF LOTS 12, 13, 8, 14, Lake Powell Rd SUBDIVISION OF LOTS 36, 37, 38, & 39, VILLAGE HOUSING AT THE VINEYARDS PHASE III, PLAT BOOK 78, PAGE 56 AND LOT 13, BOUNDARY LINE ADJUSTMENT OF LOTS 13, 14, 36, 37 & 38, PHASE 3, COMMON VILLAGE HOUSING AT THE VINEYARDS PLAT BOOK 83, PAGE 72. AREA COMMON JAMESTOWN DISTRICT - JAMES CITY COUNTY, VIRGINIA AREA SCALE 1"= 25" DATE: JANUARY 20, 2005 WALTERS LAND SURVEYING, LTD.
710 DENBIGH BOULEVARD, SUITE 4C
NEWFORT NEWS, VIRGINIA 23608
P.O. BOX 1594 YORKTOWN, VIRGINIA 23602
PHONE: (757)898–1057 FAX: (757)898–2862 EXISTING EARTH BERM LOT VICINITY MAP NOTES: 1. TOTAL AREA OF BOUNDARY 31,372 SQ. FT., 0.7202 ACRES 2. THE PROPERTY WITHIN THIS SUBDIVISION IS ZONED: R1 (PARCEL IS PART OF A RESIDENTIAL CLUSTER DEVELOPMENT) SOURCE OF TITLE 3. SETBACK REQUIREMENTS:
MINIMUM FRONT SETBACK: 15'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 10' ROD FOUN LOT 12 IS IN THE NAME OF JOHN B. GRAZIADEI AND VIRGINIA L. GRAZIADEI, AND WAS ACQUIRED FROM R. A. STAPLES CONTRACTING COMPANY, A VIRGINIA CORPORATION S 74'50'37" E -ROD FOUND 80.00' BY DEED DATED DECEMBER 13, 2004, AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE CITY OF MILIAMSBURG AND JAMES CITY COUNTY ON DECEMBER 14, 2004 AS INSTRUMENT NO.040031141. LOT 13 10' SETBACK LINE (TYP) 31,372 SQ. FT. LOT 13 IS IN THE NAME OF JOHN B. GRAZIADEI AND VIRGINIA L. GRAZIADEI, AND WAS ACQUIRED FROM R. A. STAPLES CONTRACTING COMPANY, A VIRGINIA CORPORATION 0.7202 ACRE LOT 12 BY DEED DATED OCTOBER 23, 2001, AND RECORDED IN THE CLERKS OFFICE (10,400 SQ. FT.) OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY LOT 13 ON OCTOBER 29, 2001 AS INSTRUMENT NO.010019707. (.2388 ACRE) (20,972 SQ. FT.) PARCEL ID 4840300012 (0.4814 ACRE) PARCEL ID 4840300013 OWNERS CONSENT LOT 10 LOT 14 THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES. INDICATES IRON ROD FOUND, IRON PIPE FOUND, OR IRON ROD SET AS SPECIFIED. - INDICATES CONCRETE MONUMENT FOUND. Perginia Lo. Vraziadei VIRGINIA L. GRAZIADEI 15' SETBACK LINE NOTARY A RANGE A NOTARY PUBLIC IN AND INTEREST OF VIRGINIA DO HEREBY VARIABLE WIDTH JCSA UTILITY EASEMENT ROD FOUND THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNID IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE - N 74'50'37" W 180.00 ROD FOUND CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING 5' JCSA UTILITY EASEMENT ADMITTED TO RECORD. HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CAMPBELL CLOSE JURISDICTION AFORESAID. GIVEN UNDER MY HAND um DAY OF MARCH SUBDIVISION AGENT OF JAMES CITY COUNTY (50' R/W) 3/5-105 03-04-05 My Commission Expires August 31, 2007 MY COMMISSION EXPIRES \_ STATE OF VIRGINIA, COUNTY OF JAMES CITY: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT: THIS PLAT WAS RECORDED ON SURVEYOR'S CERTIFICATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR AT 1:21 ANT/PM P.B. \_\_\_\_, PG. \_\_\_ APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF JAMES CITY, City of Williamsburg & County of James City VIRGINIA HAVE BEEN COMPLIED WITH Circuit Court: This PLAT was recorded on 6 Fully 2005

at 1.2 AMPM PB PG

DOCUMENT # 050015145 DOCUMENT NO. 050015149 Large/Seed Plat(s) Recorded herewith as # 050015749 BETSY B. WOOLRIDGE, CLERK 10-05 BETSY B. WOOLRIDGE, CLERK By Claudia Hank Voly DEP. CLERK 1-20-05 Retru & Woodriche LAND SURVEYOR SCALE: 1"=25" 23 12.5 JOB # 250023 F.B. 287 F

CLIENT : GRAZIADEI DRAWN BY : W