#060025116 OWNERS CERTIFICATE LOT 19 THE LAND AS SHOWN ON THIS PLAT AND KNOWN AS PARCEL C PADDOCK **WELL LOT** -DENNIS L. & WHITE OAKS SUBDIVISION WHITE OAKS SUBDIVISION THELMA C. FINGER GREEN IS WITH FREE-GONSENT AND IN ACCORDANCE WITH THE DESIRES OF INST. #020022150 THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES. N/F T.M. (47-2)(3-18B)ALBERT, JR. (PER P.B. 62, P. 100) 7-19-06 & MIRIAM C. SAGUTO N 34'44'19" E D.B. 695, PG. 828 GEORGE H. TEUTON - OWNER DATE IPF(TALL) THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL 127.40 (P.B. 23, P. 11) BE SAVED HARMLESS FROM ANY CLAIMS ARISING AS MARTHA E. TEUTON - OWNER T.M. (47-2)(3-19) 7.19.06 A RESULT OF LESS THAN DESIRABLE SIGHT DISTANCE. (LOT 19 & WELL LOT) N 34'34'53" DENNIS L. & THELMA C. FINGER CERTIFICATE OF NOTARIZATION DOC. #020022150 STATE OF VIRGINIA ROGER G. GOSDEN & LUCINDA L. VEECK : T.M. (47-2)(2-7-9)–*35'SBL* – CITY/COUNTY OF YORK I, MATTHEW H. CONNOUS ... LOT 23 WHITE OAKS SUBDIVISION NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID. DO HEREBY INSTR. # 040022248 CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING SHED PARCEL E ROAD (P.B. 23, P. 11) HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. 123,653 S.F. T.M. (47-2)(3-24)GIVEN UNDER MY HAND THIS 19TH DAY OF JULY 2.839 AC. **VICINITY MAP 1"= 2000"** MY COMMISSION EXPIRES JULY 31ST, 2006 (FORMERLY 2.6366 ACRES) ESTHER MAJOR BATCHELDER TRUST D.B. 633, PG. 672 T.M. (47-2)(2-7-10)JAMES S. HELLER & OWNERS CERTIFICATE JANET L. CROWTHER CERTIFICATE OF SOURCE OF TITLE - PARCEL C THE LAND AS SHOWN ON THIS PLAT AND KNOWN AS PARCEL E PADDOCK LOT 24 GREEN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF WHITE OAK SUBDIMISION SUSAN E. HARTAUER THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY P.W. DEVELOPMENT, INC. THE JUNDERSIGNED OWNERS. PROPRIETORS AND OR TRUSTEES. D.B. 405 PG. 300 TO GEORGE H. AND MARTHA E. TEUTON BY A DEED DATED MAY 19th, 2005 AND RECORDED LOT 26 P.B. 23 PG. 11 WHITE OAK SUBDIVISION IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY. OKY Gerdan Gysua INST. #970009734 T.M. (47-02)(3-24)COUNTY IN INSTRUMENT #050011505 AND PLAT RECORDED AS INSTRUMENT # 050015205. P.B. 23 PG. 11 ROBER GORDON GOSDEN -LOWNER 50' COLONIAL T.M. (47-2)(3-26)CERTIFICATE OF SOURCE OF TITLE - PARCEL E PIPELINE EASEMENT P.B. 39 PG. 8 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ROGER G. GOSDEN & LUCINDA L. N 34'49'00" E LUCINDA LEIGH GOSDEN VEECK - OWNE VEECK TO ROGER GORDEN GOSDEN & LUCINDA LEIGH GOSDEN VEECK BY A DEED DATED 205.83 -15'SBL -AUGUST 1, 2004 & RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY COUNTY IN INSTRUMENT #040022208. CERTIFICATE OF NOTARIZATION SUSAN E. HARTAUER S 34'35'09" W FRONT SETBACK LINE -35'SBL PARCEL A STATE OF VIRGINIA PADDOCK GREEN SUBDIVISION (150' WIDTH) I MATTHEW H. CONNOLLY FENCE CITY/COUNTY OF YORK INST. #040002020 CERTIFICATE OF APPROVAL NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY P.B. 39 PG. 8 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING T.M. (47-2)(16-1)CONC. WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. DRIVE PARCEL C GIVEN UNDER MY HAND THIS 4TH DAY OF AUGUST , 2006. ROGER G. GOSDEN 63,370 S.F. MY COMMISSION SKPIRES JULY 3127, 2006 8/10/06 LUCINDA L. VEECK 1.455 AC. (FORMERLY 1.6569 ACRES) VIRGINIA DEPARTMENT OF TRANSPORTATION DOC. #040022208 JOHN R. & SUE A. KAINE T.M. (47-2)(1-4)PARCEL B PADDOCK GREEN SUBDIVISION SUBDIVISION ACENS OF JAMES CITY COUNTY INST. #010016123 P.B. 39 PG. 8 ENGINEERS OR SURVEYORS CERTIFICATE T.M. (47-2)(16-2)STATE OF VIRGINIA. JAMES CITY COUNTY OLD PROPERTY I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF. PROPERTY -LINE HEREBY IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF EXTINGUISHED JAMES CITY THIS _____ DAY OF ________ 2006. James e. & Charman P. SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, S 34'30'23" SCHROEDER THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW REGARDING THE PLATTING OF SUBQLYISIONS WITHIN THE COUNTY. HAYDEN H. & LINDA H. GORDON DOC. #000015750 T.M. (47-2)(1-5)D.B. 131 PG. 264 060035116 DIRT/GRAVEL INSTRUMENT # ___ CHARLES A. CALHOUN, L.S. #002554 D.B. 131 PG. 266 (PLAT) T.M. (47-2)(1-11)S 37'45'23" W CENERAL NOTES ADJUSTMENT -8,804 S.F. 14.9' SEWER & 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT PROPERTY INFORMATION ROADWAY EASEMENT ALL ENCUMBRANCES, EASEMENTS, ETC. AFFECTING PROPERTY. 228 PC. 78 (7.276) (PADDOCK LANE) TOTAL AREA OF ADJUSTMENT = 8,804 SQ. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY HOWEVER ALL IMPROVEMENTS MAY NOT BE SHOWN. (SEE NOTE #10) PARCELS C & E, PADDOCK GREEN SUBDIVISION 3. WETLANDS AND RPA, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT. TOTAL AREA: 187,023 S.F. / 4.294 ACRES 4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES. MICHAEL D. & JAMIE LYNN LAVIN PARCEL ID: PARCEL C - #4721600003 5. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE. 0.8. , 7.14. DOC. #040006451 -SHARED PARCEL E - #4721600005 ALL UTILITIES SHALL BE PLACED UNDERGROUND. T.M. (47-2)(1-6)DRIVE AREA: EXISTING PARCEL C = 1.6569 AC. 6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT ADJUSTED PARCEL C = 1.455 AC. SHALL REMAIN PRIVATE. **FENCE** EXISTING PARCEL E = 2.6366 AC. 7. PARCELS SHOWN ARE CURRENTLY SERVED BY PUBLIC WATER AND SEWER. LINE LEGEND: ADJUSTED PARCEL E = 2.839 AC. 8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH ZONING DISTRICT: R1 PPF = PINCHED PIPE FOUND IPF BACK STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. ON-LINE ±0.9" IPF = IRON PIPE FOUND BUILDING SETBACK (SBL) 9. PARCELS LIE IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL IRF = IRON ROD FOUND #510201 0045 B DATED FEBRUARY 6, 1991. FRONT = 35'herewith as # Document Plat(s) Recorded S 36'37'22" W 120.10' IRF NF = NAIL FOUND Scale: 1'' = 60'10. THE FOLLOWING INSTRUMENTS REFERENCE THE "14.9' SEWER & ROADWAY EASEMENT" REAR = 35'JOHN TYLER HIGHWAY > N/F = NOW OR FORMERLYAS SHOWN ON THIS PLAT: D.B. 747, PG. 696, D.B. 130, PGS. 265, 270, & 276; P.B. 10, PG. 47 & P.B. 28, PG. 28. SIDE = 15'(STATE ROUTE 5 - 80' PUBLIC R/W) ohw = OVERHEAD WIRE 11. EXISTING 2" WATERLINE AND ASSOCIATED SERVICE CONNECTIONS ARE LOCATED IN A PERSCRIPTIVE J.C.S.A. EASEMENT. SHEET 1 OF 1 NO. DATE REVISION / COMMENT / NOTE DATE: 7/18/06 LandTech Resources, Inc. DRAWN BY: CAC City of Williamsburg & County of James City PROPERTY LINE ADJUSTMENT PLAT SCALE 1" = 60'Surveying • Engineering • GPS PROJECT No. 05-506 PARCELS C & E, PADDOCK GREEN CHARLES A. CALHOUN at <u>/:08</u> AM/PM. PB ____ PG___ 5810-F Mooretown Road, Williamsburg, Virginia 23188 FILE NAME: 05-506.DWG DOCUMENT # 0600 25116 Telephone: 757-565-1677 Fax: 757-565-0782 REFERENCES: BETSY B. WOOLRIDGE, CLERK Retry & Woodricke Web: landtechresources.com AS NOTED _ Clerk BERKELEY DISTRICT. JAMES CITY COUNTY, **VIRGINIA**