

120006266

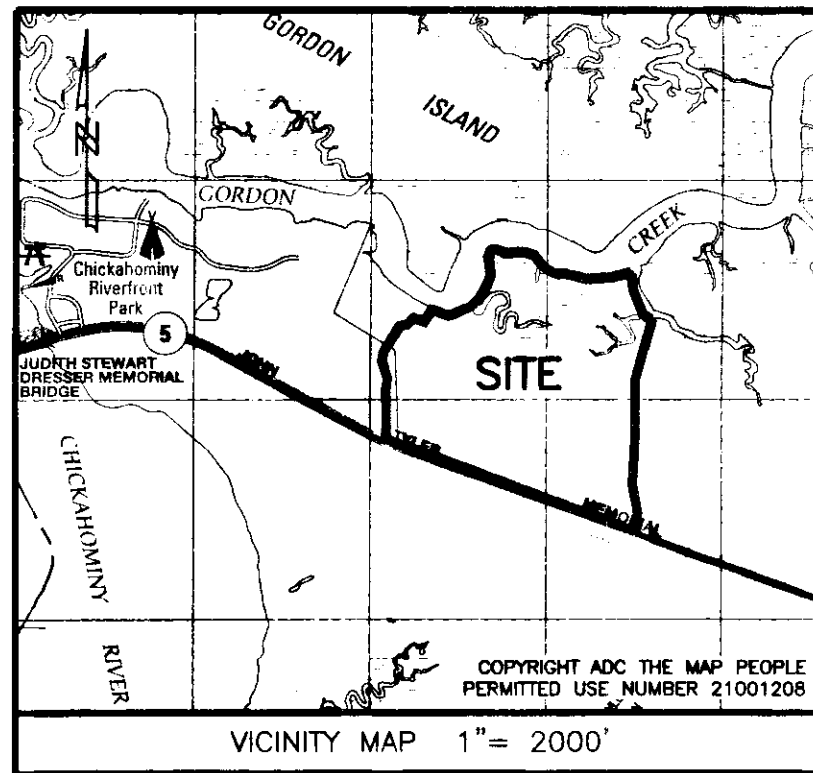
BOUNDARY LINE ADJUSTMENT
OF 3 PARCELS OF LAND STANDING IN THE NAME OF
CLAYBANK LANDING, LLC

JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA
DATE: 04-13-2011 SCALE: 1"=200' JOB NO: 10-251

LandTech Resources, Inc.
Surveying • GPS • Engineering
205 Bulifants Blvd., Ste. E, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



Scale: 1" = 200'
SHEET 1 OF 2



SITE INFORMATION:
PARCEL I.D. #4320100001
ZONING DISTRICT: A1
PROPERTY IS LOCATED IN AN RPA AS SHOWN.
FORMER PARCEL 3 = NEW PARCEL 1
AREA = 9.51 AC. AREA = 33.83 AC.±
FORMER PARCEL 2 = NEW PARCEL 2
AREA = 113.10 AC. AREA = 46.04 AC.±
FORMER PARCEL 1 = NEW PARCEL 3
AREA = 2.18 AC. AREA = 44.92 AC.±
TOTAL AREA: ±124.79 AC.

BUILDING SETBACK (SBL) - PER ZONING ORDINANCE:
FRONT = 50'
REAR = 35' OR RPA LINE
SIDE = 15'

EXISTING ADDRESS:
1670 JOHN TYLER HIGHWAY
WILLIAMSBURG, VA.

GENERAL NOTES:

- 1) THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2) PARCEL LIES IN F.I.R.M. ZONE "X" & "AE" ACCORDING TO COMMUNITY PANEL #51095C0115C DATED SEPTEMBER 28, 2007.
- 3) THE PROPERTY SHOWN HEREON IS COMPRISED OF 3 PARCELS OF LAND PER INSTR. #970003265, AND IS RECOGNIZED BY THE JAMES CITY COUNTY GIS AS 1 PARCEL KNOWN AS PARCEL I.D. #4320100001.
- 4) THE WETLANDS SHOWN HEREON WERE DELINEATED BY ROTH ENVIRONMENTAL, LLC IN FEBRUARY 2001, THE 100' RPA SHOWN ON THIS PLAT IS SHOWN FROM SAID WETLANDS.
- 5) THE SLOPES OF 25% OR GREATER SHOWN HEREON ARE BASED ON THE JCC GIS CONTOURS AND HAVE NOT BEEN VERIFIED BY THIS FIRM.
- 6) THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
- 7) LOTS TO BE SERVED BY PRIVATE WATER AND SEWER.
- 8) ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 9) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 10) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
- 11) DRAINFIELDS SHOWN ARE ENGINEERED SYSTEMS DESIGNED BY OTHERS.
- 12) WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
- 13) PER SECTION 23-7(c) OF CHAPTER 23 OF THE CHESAPEAKE PRESERVATION ORDINANCE, THE DEVELOPER SHALL INSTALL RPA SIGNS IDENTIFYING THE LANDWARD LIMITS OF THE RPA.
- 14) 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.

OWNERS CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Eugene J. Hofmeyer, Jr. 2-8-2012
EUGENE J. HOFMEYER, JR. DATE
CLAYBANK LANDING, LLC

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY, WILLIAM S. FELTS, 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 8 DAY OF FEB, 2012.
MY COMMISSION EXPIRES 1-31-15.

William S. Felts
NOTARY PUBLIC

REGISTRATION NO. 7389139



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF CLAYBANK LANDING, LLC AND WAS ACQUIRED FROM PHILIP C. & DOROTHY H. SPIGGLE, STEWART M. & BETTY DOUGLAS, R.A. BALLARD, JR & CAROLE H. BALLARD & EUGENE J. HOFMEYER, JR & CAROL P. HOFMEYER BY THAT CERTAIN DEED DATED NOVEMBER 25, 1996 AND RECORDED AS INSTRUMENT 970003265 IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA

CERTIFICATE OF APPROVAL

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

2/27/12 DATE *Castell DeSener* SUBDIVISION AGENT OF JAMES CITY COUNTY

2-22-11 DATE *Michael Cox* VIRGINIA DEPARTMENT OF TRANSPORTATION

Feb. 9, 2012 DATE *Johnnie J. Jordan* 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.

04-13-2011 DATE *William S. Felts* WILLIAM S. FELTS #3149
LAND SURVEYOR



LEGEND

- PROPOSED RPA SIGN
- ⊖ PROPOSED DRAINFIELD BY OTHERS
- ⊙ PROPOSED WELL SITE
- SOIL BORING
- GAS LINE MARKER
- IRS = IRON ROD SET
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND

- ▭ AREA OF MARSH / WETLANDS AND NON NAVIGABLE WATERS
- ▨ AREA OF 25% SLOPES OR GREATER
- RPA LINE
- - - EASEMENT LINE
- EXISTING PROPERTY LINE TO BE EXTINGUISHED

2 Large/Small Plat(s) Recorded herewith as # 120006266

STATE OF VIRGINIA - JAMES CITY COUNTY

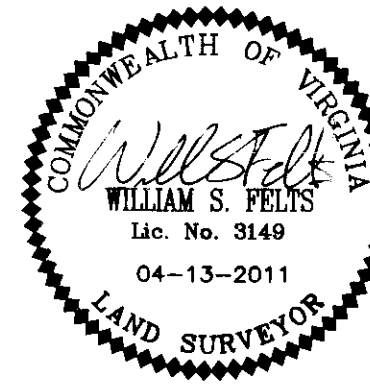
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 23 DAY OF March, 2012.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:50 PM
INSTRUMENT # 120006266

TESTE *Betty B. Woolridge, Clerk*
Atty. Claudia Minkholz, Dep. Clerk

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SHEET 2 OF 2

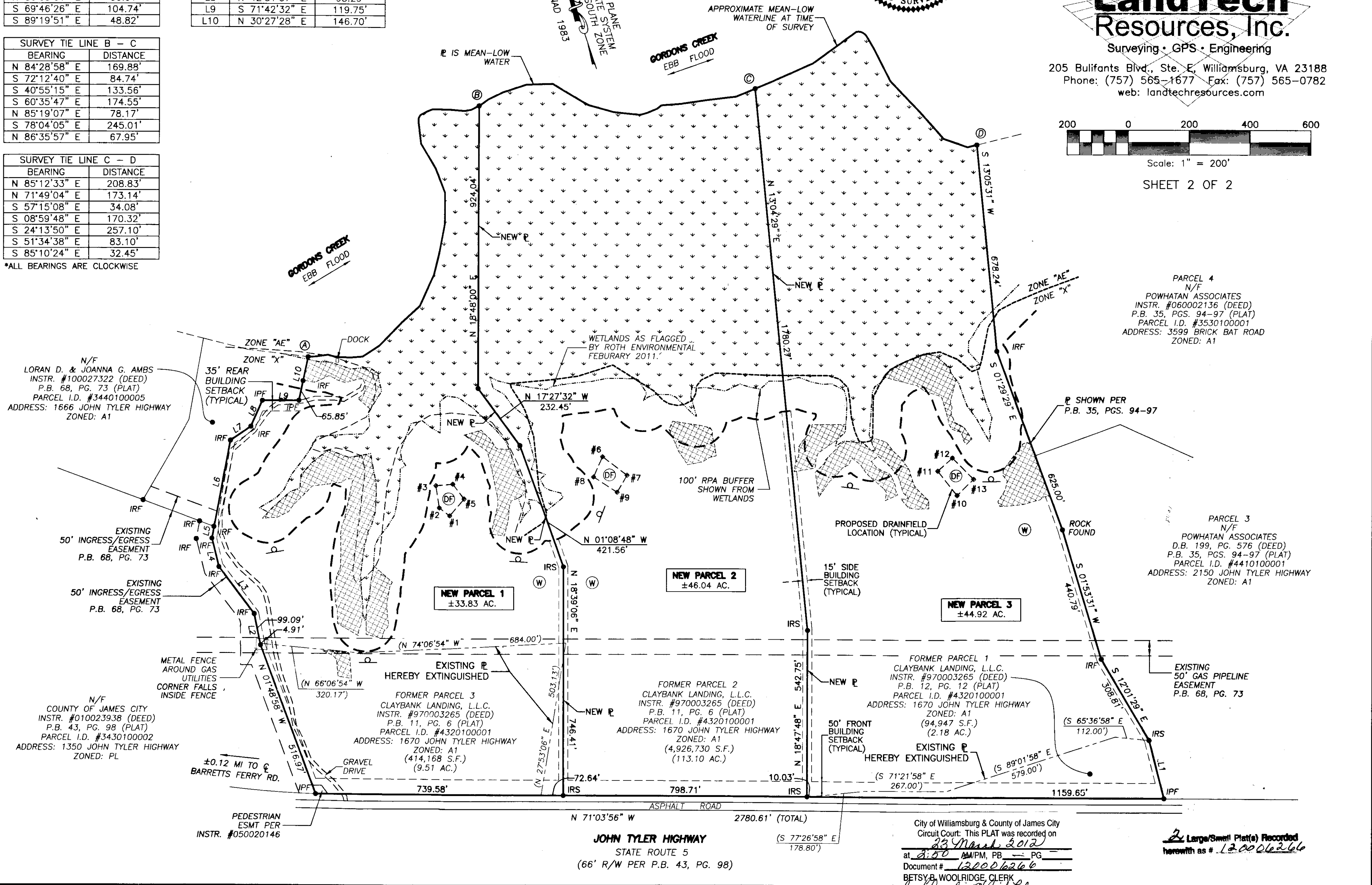
SURVEY TIE LINE A - B	
BEARING	DISTANCE
S 71°43'16" E	173.93'
N 67°20'17" E	251.86'
N 44°35'18" E	102.54'
N 32°04'22" E	178.74'
N 18°43'11" E	109.10'
N 08°26'57" W	169.98'
N 12°56'00" E	97.21'
N 86°03'01" E	50.01'
S 69°46'26" E	104.74'
S 89°19'51" E	48.82'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04°14'31" W	196.00'
L2	N 07°14'50" E	104.00'
L3	N 18°20'10" W	192.00'
L4	N 04°44'50" E	95.25'
L5	N 29°16'57" E	38.78'
L6	N 29°16'57" E	288.01'
L7	N 74°14'19" E	81.21'
L8	N 42°31'37" E	93.29'
L9	S 71°42'32" E	119.75'
L10	N 30°27'28" E	146.70'

SURVEY TIE LINE B - C	
BEARING	DISTANCE
N 84°28'58" E	169.88'
S 72°12'40" E	84.74'
S 40°55'15" E	133.56'
S 60°35'47" E	174.55'
N 85°19'07" E	78.17'
S 78°04'05" E	245.01'
N 86°35'57" E	67.95'

SURVEY TIE LINE C - D	
BEARING	DISTANCE
N 85°12'33" E	208.83'
N 71°49'04" E	173.14'
S 57°15'08" E	34.08'
S 08°59'48" E	170.32'
S 24°13'50" E	257.10'
S 51°34'38" E	83.10'
S 85°10'24" E	32.45'

*ALL BEARINGS ARE CLOCKWISE



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
23 March 2012
at 2:20 AM/PM, PB PG
Document # 120006266
BETSY B. WOOLRIDGE, CLERK
By William S. Felts, Dep. Clerk

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