

130027988

SUBDIVISION OF LAND BELONGING TO DENNIS J. KISER & DONNA L. CRINKLAW BEING PARCEL ID: 3840100012

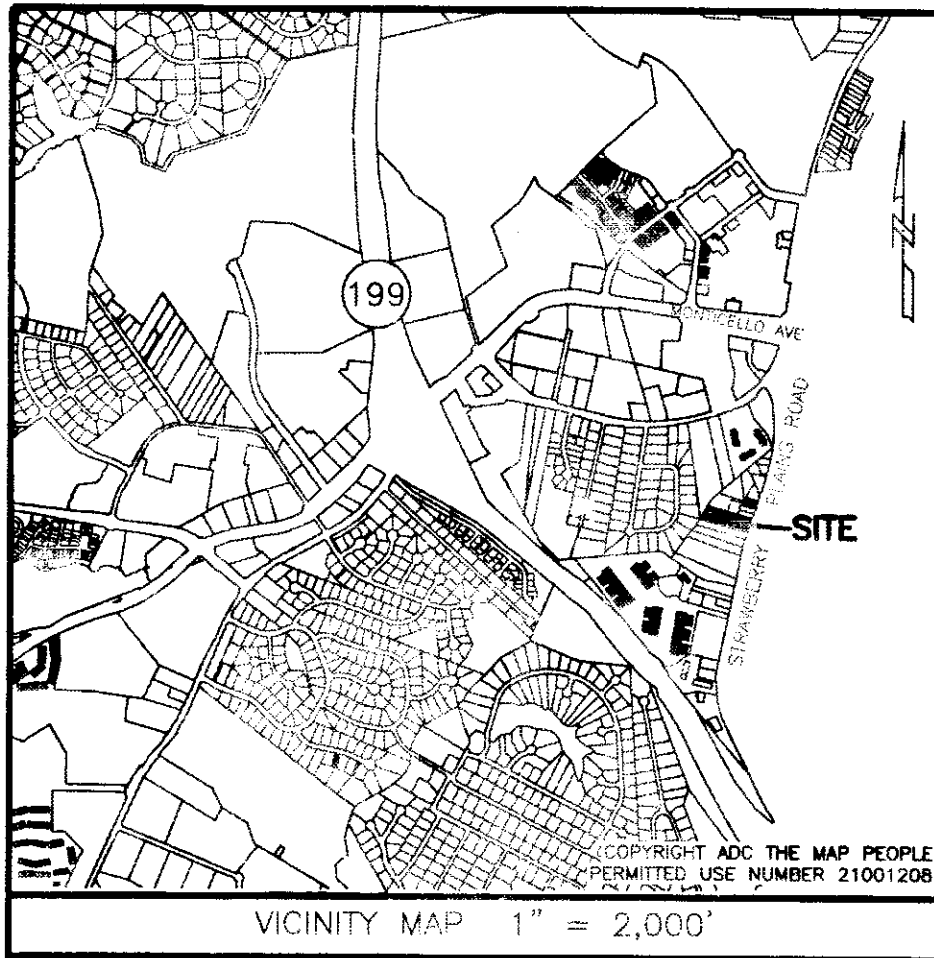
JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA DATE: 10/30/13 SCALE: 1"=40' JOB # 13-114



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

SHEET 1 OF 2

JCC-S-0039-2013



GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT. 2. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES. 3. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER. 4. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. 5. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0140C DATED SEPTEMBER 28, 2007. 6. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA AND RMA. 7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. 8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE. 9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE. 10. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE. 11. 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.

OWNERS CERTIFICATE

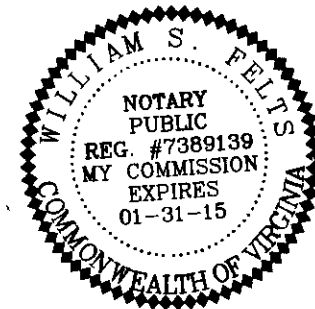
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Dennis J. Kiser 11-12-13 DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF JAMES CITY I, 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 12 DAY OF NOV., 2013. 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 STANDS IN THE NAME OF DENNIS J. KISER & DONNA L. CRINKLAW, AND WAS ACQUIRED FROM SAM JACOBS, JR., XANTHUS JACOBS AND LOUISE GERTRUDE JACOBS-FREEMAN BY THAT CERTAIN DEED DATED MAY 21, 2013 AND IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #130019243.

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.

10/30/2013 DATE Matthew H. Connolly, L.S. #002053

CERTIFICATE OF APPROVAL

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

12/17/13 DATE Charles Collett Jr VIRGINIA DEPARTMENT OF TRANSPORTATION N/A VIRGINIA DEPARTMENT OF HEALTH 12/19/13 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

OWNERS CERTIFICATE

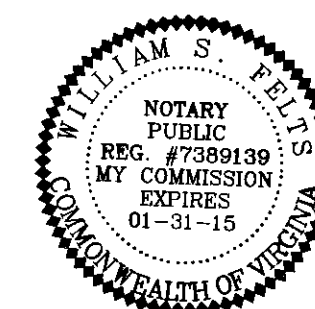
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Donna L. Crinklaw 11-12-13 DATE

CERTIFICATE OF NOTARIZATION

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William S. Felts NOTARY PUBLIC REGISTRATION NO. 7389139



STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 20th DAY OF Dec, 2013. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 12:20 AM./P.M. INSTRUMENT # 130027988

TESTE Matthew H. Connolly, L.S. CLERK

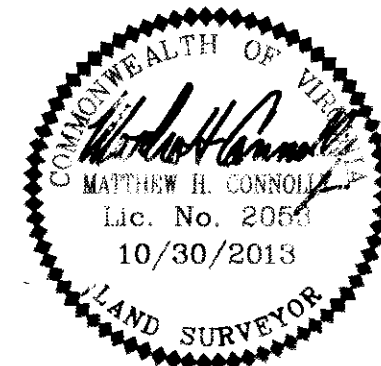
PROPERTY INFORMATION

PARCEL ID: 3840100012 ZONING DISTRICT: R2 (GENERAL RESIDENTIAL) BUILDING SETBACK: (PER ZONING ORDINANCE) FRONT = 25' REAR = 35' SIDE = 10' EXISTING ADDRESS: 3893 STRAWBERRY PLAINS ROAD WILLIAMSBURG, VIRGINIA 23188

AREA TABULATION

FORMER PARCEL ID: 3840100012 = 81,471 S.F. / 1.8703 AC. NEW LOT 1 = 10,000 S.F. / 0.2296 AC. NEW LOT 2 = 12,453 S.F. / 0.2879 AC. NEW LOT 3 = 14,129 S.F. / 0.3244 AC. NEW LOT 4 = 27,657 S.F. / 0.6349 AC. NEW LOT 5 = 17,142 S.F. / 0.3935 AC. TOTAL AREA = 81,471 S.F. / 1.8703 AC.

2 Large/Small Plats Recorded herewith as # 130027988



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BEING PARCEL ID: 3840100012

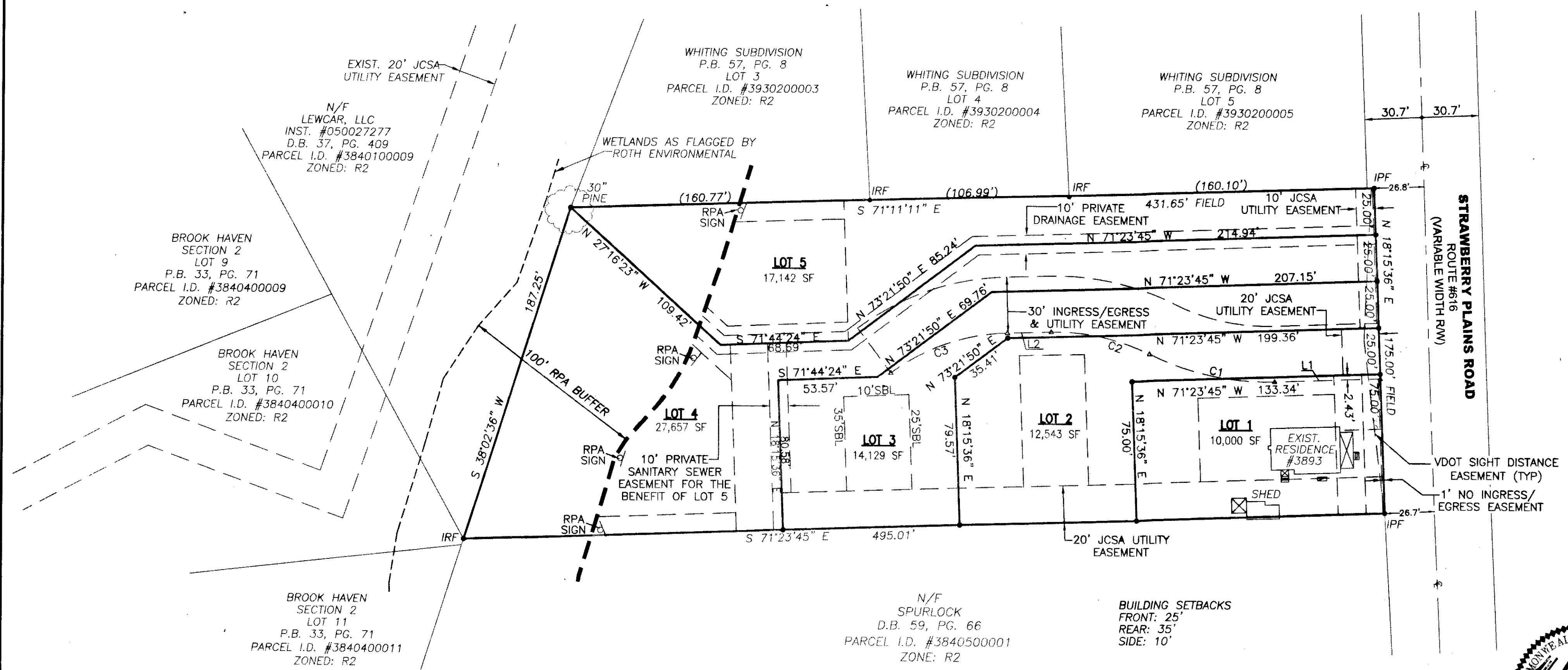
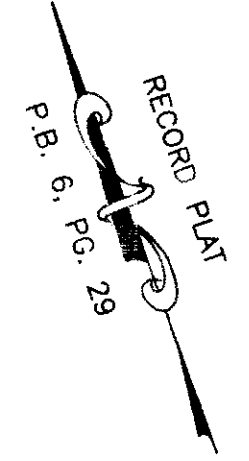
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SHEET 2 OF 2

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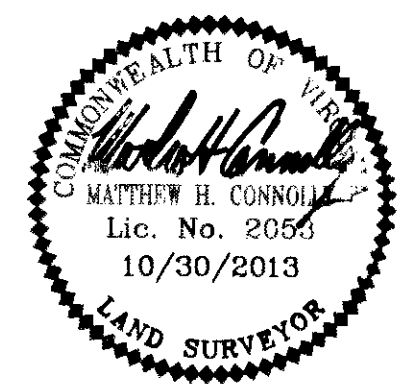
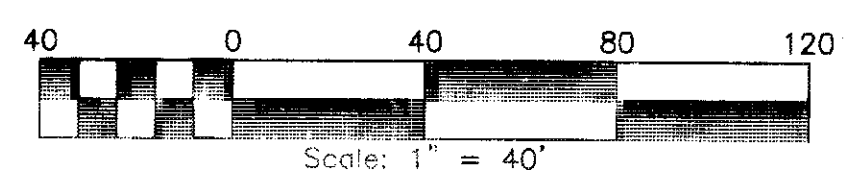
INGRESS/EGRESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°23'45" E	56.67'
L2	S 71°23'45" E	23.59'

INGRESS/EGRESS EASEMENT CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	110.00'	54.65'	54.09'	S 57°09'42" E	28°28'05"
C2	140.00'	69.56'	68.85'	N 57°09'42" W	28°28'05"
C3	140.00'	85.52'	84.20'	N 88°53'45" W	35°00'00"

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
12-28-2013
at 12:20 AM/PM, P.B. PG.
Document # 130027988
BETSY B. WOOLRIDGE, CLERK
Dep. Clerk



IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND

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