

140014016

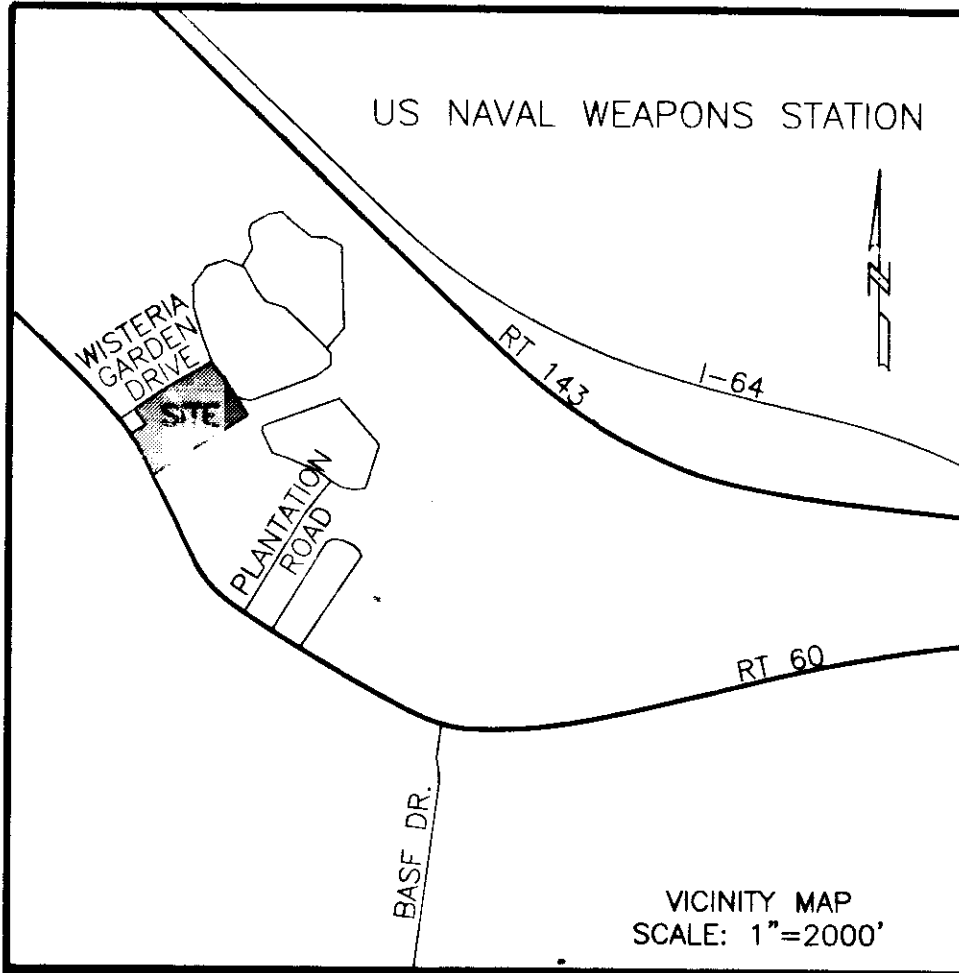
SUBDIVISION OF CHESTNUT GROVE

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 08/06/2014 JOB #07-313

LandTech Resources, Inc. Surveying • Engineering • GPS
3925 Midlands Road, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 3

JCC-S-0011-2014



GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. WETLANDS AND RPA SHOWN HEREON ARE PER DELINEATION BY WILLIAMSBURG ENVIRONMENTAL GROUP, INC. AND CONFIRMED BY THE USACOE AS PROJECT #2007-1066, DATED 3/29/07.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0230C DATED SEPTEMBER 28, 2007.
7. THIS PROPERTY FALLS WITHIN THE RPA AND RMA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. 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.
11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
12. ALL COMMON AREA WILL BE OWNED AND MAINTAINED BY THE CHESTNUT GROVE HOMEOWNERS ASSOCIATION.
13. AMENDED PROFFERS FOR THIS PROJECT WERE RECORDED AS INSTRUMENT #080005511 ON 2/25/08.
14. PROPERTY IS SUBJECT TO: "DECLARATION OF COVENANTS, INSPECTION/MAINTENANCE OF DRAINAGE SYSTEM" RECORDED AS INST. #130002921.
15. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
16. THIS PLAT IS ASSOCIATED WITH APPROVED JCC SITE PLAN CASE NOS. SP-0011-2008 AND SP-0084-2012.
17. FOR PROFFERS PLEASE REFER TO APPROVED JCC CASE NO. Z-0014-2007/MP-0011-2007.
18. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER.

Table with 3 columns: LOT, S.F., AC. Lists lots 1 through 40 and totals for lot area, common area, and total area.

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.

CHESTNUT GROVE, LLC

BY: Jay E Epsteins August 7th 2014
SIGNATURE DATE
Jay E Epsteins Managing Member
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City County, I, Tammy Michelle Means, 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 7th DAY OF August, 2014.
MY COMMISSION EXPIRES 01/31/2017

Tammy Michelle Means
NOTARY PUBLIC
7536121 01/31/2017
REGISTRATION NO. EXPIRATION DATE

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF CHESTNUT GROVE DEVELOPMENT, L.L.C., AND WAS ACQUIRED FROM CRUMPLER PROPERTIES TWO, LLC BY THAT CERTAIN DEED DATED SEPTEMBER 5, 2007 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 070025331.

CERTIFICATE OF APPROVAL

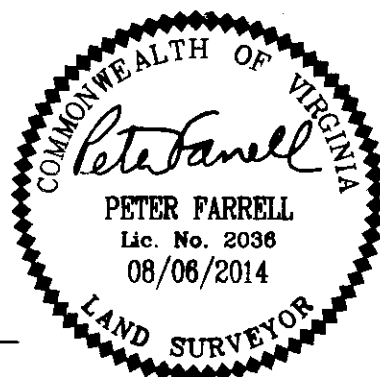
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

8/28/14 DATE
Subdivision Agent of James City County

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.

8/06/14 DATE
Peter Farrell
PETER FARRELL, L.S.



PROPERTY INFORMATION

PARCEL ID: 5910100024
ZONING DISTRICT: R5 (WITH PROFFERS)
EXISTING ADDRESS: #104 WISTERIA GARDEN DRIVE WILLIAMSBURG, VIRGINIA 23185

3 Large Small Plat(s) Recorded herewith as #140014016

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 29th DAY OF Aug, 2014. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:08 PM INSTRUMENT # 140014016
TESTE Robert M. ...

14004016

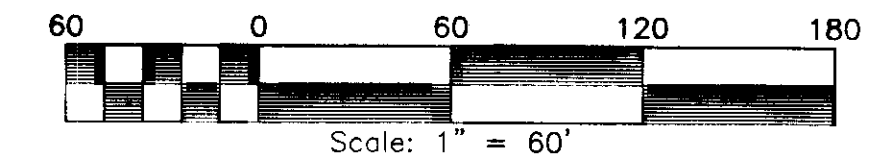
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CHESTNUT GROVE

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
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SHEET 2 OF 3

JCC-S-0011-2014

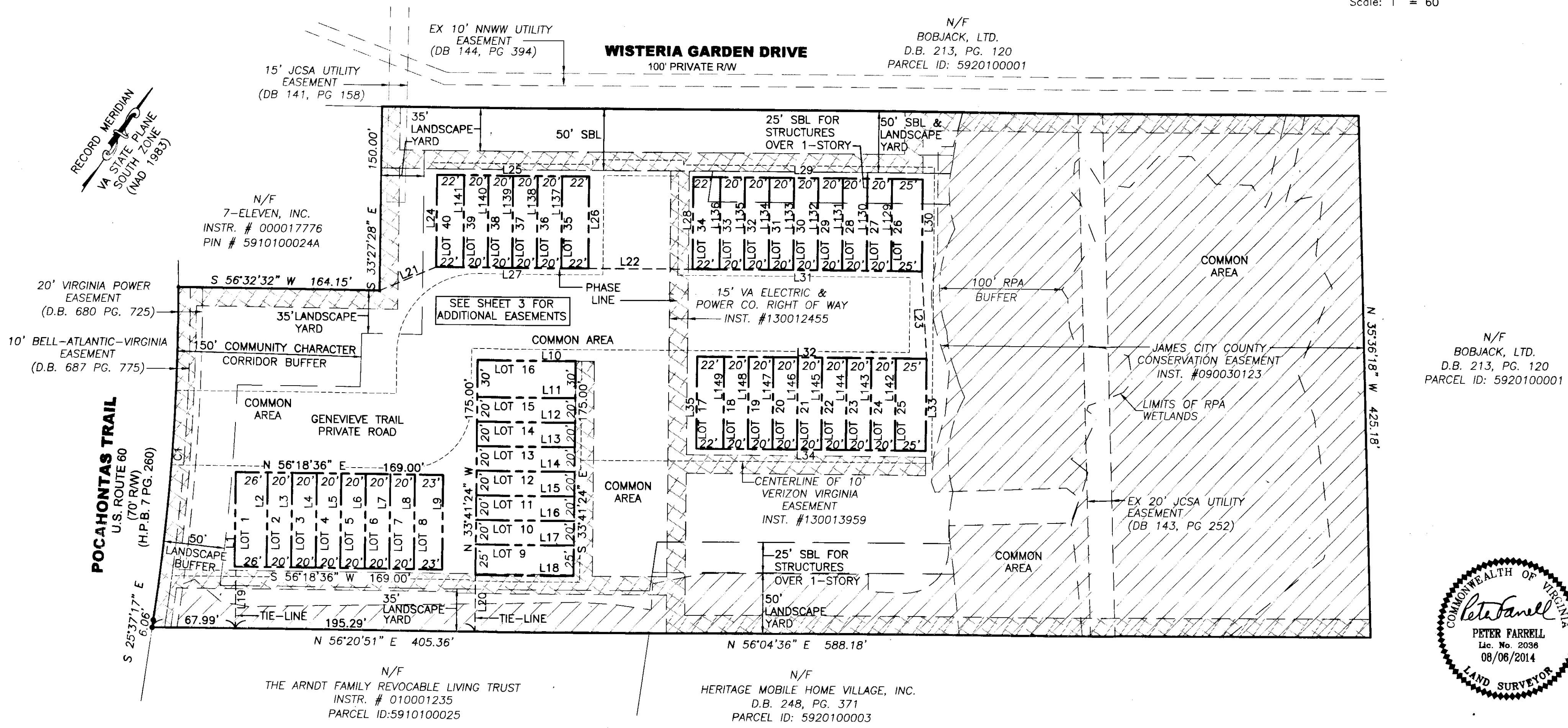


LINE	BEARING	DISTANCE
L1	N 33°41'24" W	77.00'
L2	S 33°41'24" E	77.00'
L3	N 33°41'24" W	77.00'
L4	S 33°41'24" E	77.00'
L5	N 33°41'24" W	77.00'
L6	S 33°41'24" E	77.00'
L7	N 33°41'24" W	77.00'
L8	S 33°41'24" E	77.00'
L9	N 33°41'24" W	77.00'
L10	N 56°18'36" E	80.00'
L11	S 56°18'36" W	80.00'
L12	N 56°18'36" E	80.00'
L13	S 56°18'36" W	80.00'
L14	N 56°18'36" E	80.00'
L15	S 56°18'36" W	80.00'
L16	N 56°18'36" E	80.00'
L17	S 56°18'36" W	80.00'
L18	N 56°18'36" E	80.00'
L19	N 33°41'24" W	47.52'
L20	N 33°41'24" W	46.54'

LINE	BEARING	DISTANCE
L24	S 33°41'24" E	75.00'
L25	N 56°18'36" E	124.00'
L26	S 33°41'24" E	75.00'
L27	S 56°18'36" W	124.00'
L28	S 33°41'24" E	75.00'
L29	N 56°18'36" E	187.00'
L30	S 33°41'24" E	75.00'
L31	N 56°18'36" E	187.00'
L32	N 56°18'36" E	187.00'
L33	S 33°41'24" E	75.00'
L34	S 56°18'36" W	187.00'
L35	S 33°41'24" E	75.00'
L129	S 33°41'24" E	75.00'
L130	S 33°41'24" E	75.00'
L131	S 33°41'24" E	75.00'
L132	S 33°41'24" E	75.00'
L133	S 33°41'24" E	75.00'
L134	S 33°41'24" E	75.00'
L135	S 33°41'24" E	75.00'
L136	S 33°41'24" E	75.00'

LINE	BEARING	DISTANCE
L137	S 33°41'24" E	75.00'
L138	S 33°41'24" E	75.00'
L139	S 33°41'24" E	75.00'
L140	S 33°41'24" E	75.00'
L141	S 33°41'24" E	75.00'
L142	S 33°41'24" E	75.00'
L143	S 33°41'24" E	75.00'
L144	S 33°41'24" E	75.00'
L145	S 33°41'24" E	75.00'
L146	S 33°41'24" E	75.00'
L147	S 33°41'24" E	75.00'
L148	S 33°41'24" E	75.00'
L149	S 33°41'24" E	75.00'

TIE LINES LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 32°47'44" E	50.16'
L22	N 56°16'33" E	84.93'
L23	S 34°58'14" E	71.02'



CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	1797.95'	272.36'	272.10'	N 29°57'39" W	8°40'46"

3 Large/Small Plat(s) Recorded
herewith as # 14004016

STATE OF VIRGINIA JAMES CITY COUNTY
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INSTRUMENT # 14004016
TESTE PETER FARRELL John Munk DC

