

140020953

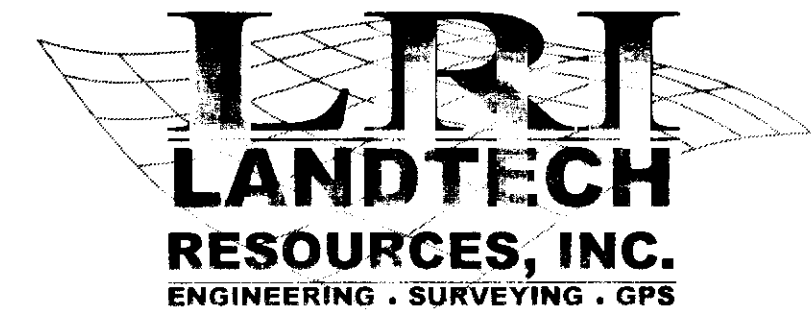
PLAT OF
PROPERTY LINE
EXTINGUISHMENT AND
ADJUSTMENT
OF THE PROPERTIES OF
SHADE J. PALMER

BEING TAX PARCELS: 3840100019, 3840100018,
3840100017 & 3840100016

JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA

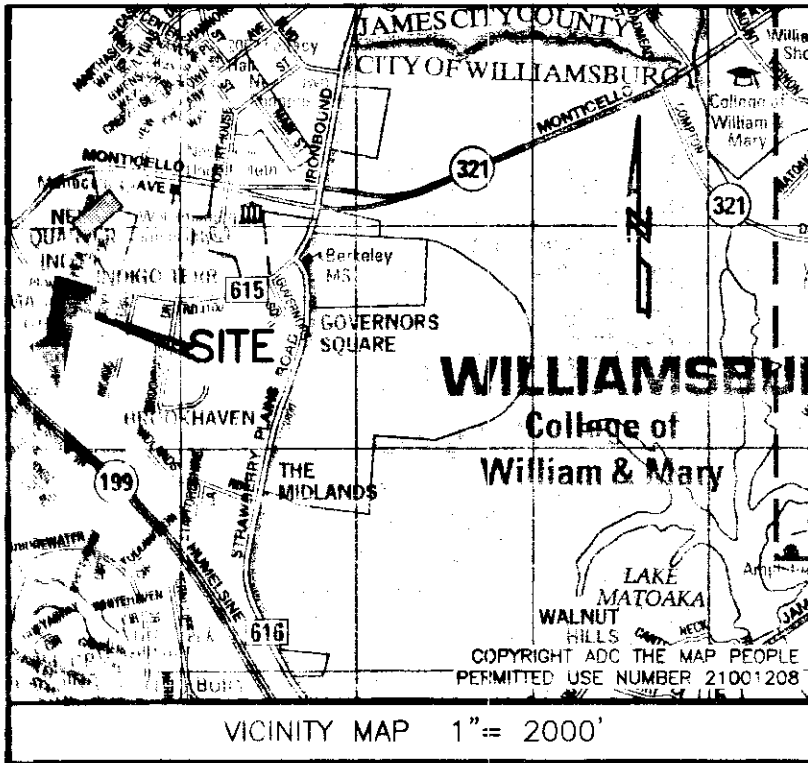
DATE: 12-12-2014 JOB # 14-448

SHEET 1 OF 2



3925 Midlands Road Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

JCC S-0054-2014



GENERAL NOTES

1. PARCEL 1 IS SERVED BY PRIVATE WATER & SEWER SYSTEMS. PARCEL 2 IS SERVED BY PUBLIC WATER & PUBLIC SEWER.
2. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
3. THE PROPERTY AS SHOWN LIES IN ZONE "X", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL COMMUNITY PANEL NUMBER 5102010140 C, EFFECTIVE DATE SEPTEMBER 28, 2007.
4. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
5. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
6. ALL NEW UTILITIES SHALL BE UNDERGROUND.
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
8. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
9. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
10. A TITLE REPORT WAS NOT PROVIDED FOR THIS SUBDIVISION PLAT.
11. THIS PROPERTY FALLS WITHIN THE RPA AND RMA.
12. NO FURTHER DEVELOPMENT WILL BE ALLOWED ON THESE PROPERTIES WITHOUT A SITE SPECIFIC WETLANDS AND RESOURCE PROTECTION AREA (RPA) DETERMINATION.

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.

Shade J. Palmer
SHADE J. PALMER

12/17/14
DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY, WILLIAMS FIELDS 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 17 DAY OF DEC., 2014.
MY COMMISSION EXPIRES 1/31/15

W.S. Feltz
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 SHADE J. PALMER & CARLETHA R. PALMER (DECEASED), AND WAS ACQUIRED FROM: (PARCEL ID: 3840100019 & PARCEL ID: 3840100018) OLIVER S. TABB & RENAYE B. CUYLER BY THAT CERTAIN DEED DATED OCTOBER 27, 1998 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #980022758.
(PARCEL ID: 3840100017) CARLETHA RANSOME BROWN PALMER & SHADE J. PALMER BY THAT CERTAIN DEED DATED OCTOBER 10, 1967 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN D.B. 113, PG. 604.
(PARCEL ID: 3840100016) NICOLE, LTD. BY THAT CERTAIN DEED DATED JANUARY 26, 1977 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN D.B. 174, PG. 205

PROPERTY INFORMATION

PARCEL ID #3840100019
#4024 IRONBOUND ROAD
PARCEL ID #3840100018
#4028 IRONBOUND ROAD
PARCEL ID #3840100017
#4032 IRONBOUND ROAD
PARCEL ID #3840100016
#4038 IRONBOUND ROAD

ZONING DISTRICT: R2
BUILDING SETBACK (BSL):
(PER ZONING ORDINANCE)
FRONT = 25'
REAR = 35'
SIDE = 10'

CERTIFICATE OF APPROVAL

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

12/17/14
DATE

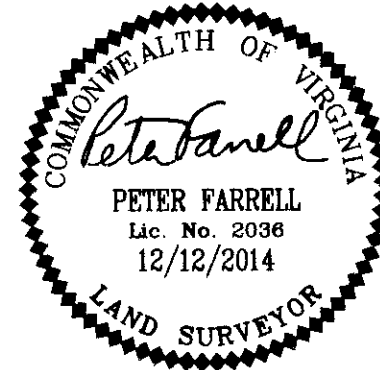
Carletha Palmer
SUBDIVISION AGENT OF JAMES CITY COUNTY

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.

12/12/2014
DATE

Peter Farrell
PETER FARRELL, L.S. #2036



STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 18th DAY OF Dec, 2014.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3:30 pm
INSTRUMENT # 140020953
TESTE Robyn, hmk dc

2 Large Small Plat(s) Recorded
herewith as # 140020953

BETSY B. WOOLIDGE, CLERK

140020953

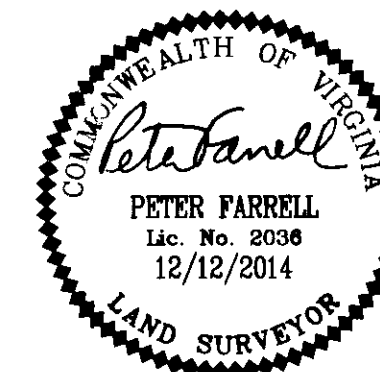
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3840100017 & 3840100016

JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA
DATE: 12-12-2014 SCALE: 1"=60" JOB # 14-448
SHEET 2 OF 2

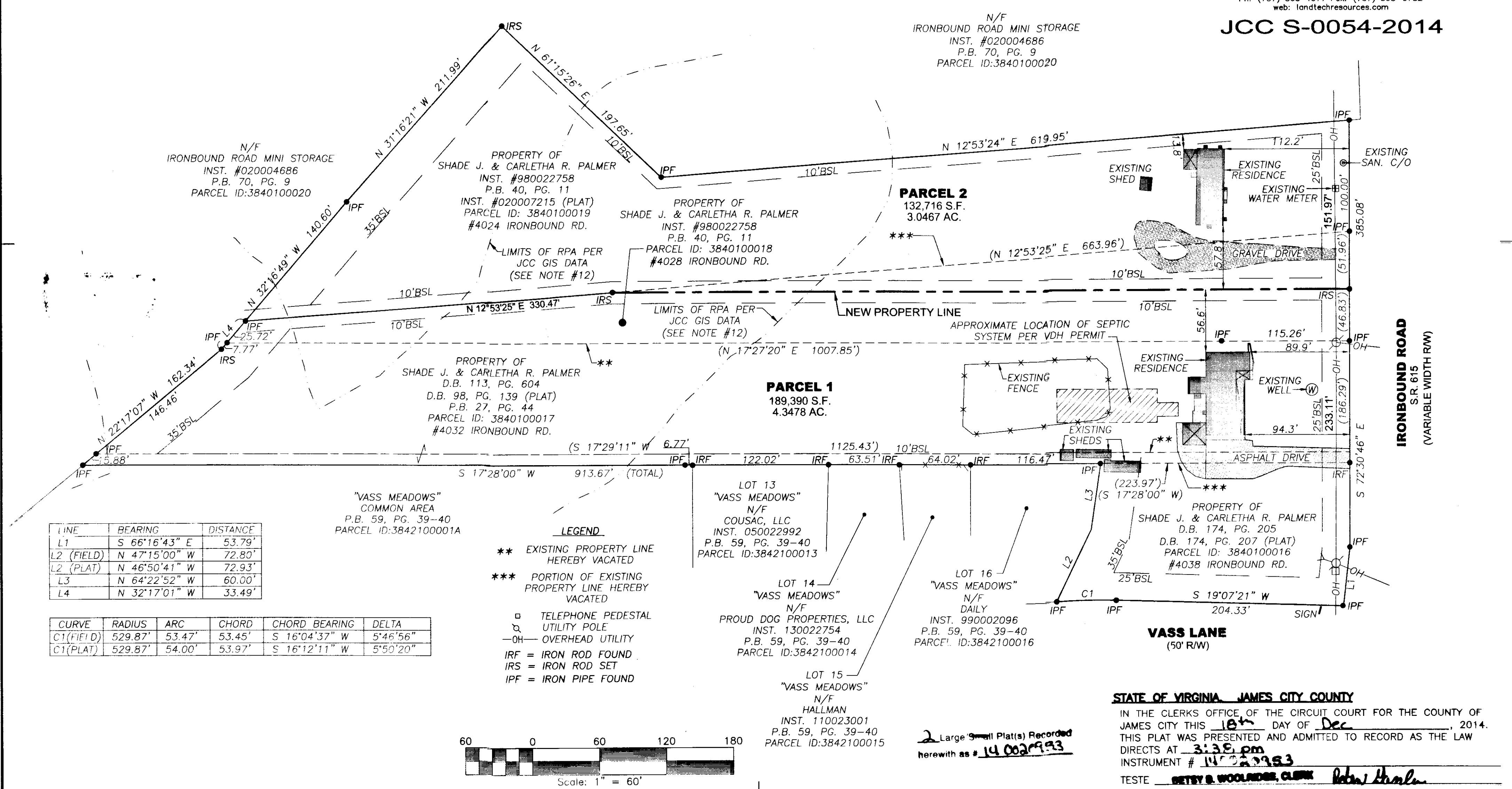
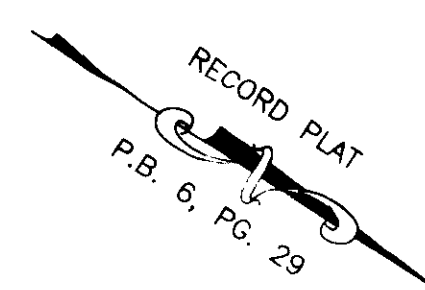
AREA TABULATION

OLD AREA		NEW AREA	
PARCEL ID: 3840100019	115,521 S.F./2.6520 AC.	PARCEL 2	132,716 S.F./3.0467 AC.
PARCEL ID: 3840100018	58,851 S.F./1.3510 AC.	PARCEL 1	189,390 S.F./4.3478 AC.
PARCEL ID: 3840100017	117,705 S.F./2.7021 AC.		
PARCEL ID: 3840100016	30,029 S.F./0.6894 AC.		
TOTAL	322,106 S.F./7.3945 AC.		322,106 S.F./7.3945 AC.



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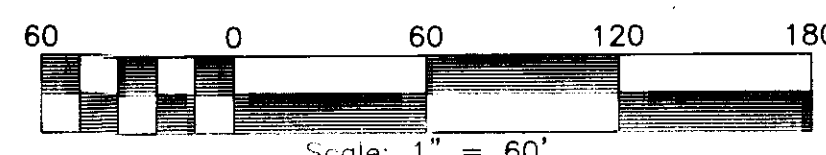
JCC S-0054-2014



LINE	BEARING	DISTANCE
L1	S 66°16'43" E	53.79'
L2 (FIELD)	N 47°15'00" W	72.80'
L2 (PLAT)	N 46°50'41" W	72.93'
L3	N 64°22'52" W	60.00'
L4	N 32°17'01" W	33.49'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1 (FIELD)	529.87'	53.47'	53.45'	S 16°04'37" W	5°46'56"
C1 (PLAT)	529.87'	54.00'	53.97'	S 16°12'11" W	5°50'20"

- LEGEND**
- ** EXISTING PROPERTY LINE HEREBY VACATED
 - *** PORTION OF EXISTING PROPERTY LINE HEREBY VACATED
 - TELEPHONE PEDESTAL
 - UTILITY POLE
 - OH- OVERHEAD UTILITY
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - IPF = IRON PIPE FOUND



2 Large Small Plat(s) Recorded herewith as # 140020953

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 18th DAY OF Dec, 2014.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3:38 pm
INSTRUMENT # 140020953
TESTE BETSY B. WOOLDRIDGE, CLERK Peter Farrell