

150005622

PLAT OF
PROPERTY LINE
EXTINGUISHMENT
OF THE PROPERTIES OF
CHARLES D. & SUSAN LYNN
CRAWFORD

BEING TAX PARCELS: 1330100004 &
1330100003A

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA

DATE: 02-04-2015

JOB # 10-141

SHEET 1 OF 2



RESOURCES, INC.
ENGINEERING . SURVEYING . GPS

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

JCC S-0009-2015

PROPERTY INFORMATION

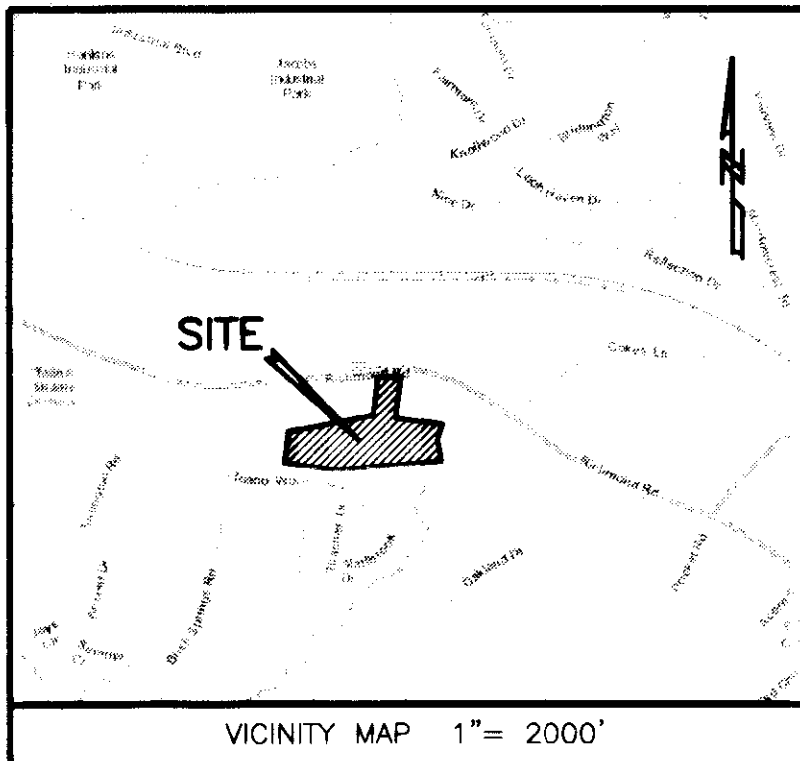
PARCEL ID #1330100004
#7691 RICHMOND ROAD
PARCEL ID #1330100003A
#3645 TOANO WOODS ROAD

ZONING DISTRICT: A1

BUILDING SETBACK (BSL):
(PER INST. # 070024039)
FRONT = 50'
REAR = 35'
SIDE = 15'

PLAT REFERENCES

P.B. 65, PG. 54
INST. #070024039



VICINITY MAP 1" = 2000'

GENERAL NOTES

1. PARCELS 1 & 2 ARE BOTH SERVED BY PUBLIC WATER & PUBLIC SEWER SYSTEMS.
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 NUMBER 51095C0045C, PANEL 0045C, COMMUNITY NUMBER 510201, DATED SEPTEMBER 28, 2007.
4. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
5. ALL NEW UTILITIES SHALL BE UNDERGROUND.
6. 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.
7. A TITLE REPORT WAS NOT PROVIDED FOR THIS SUBDIVISION PLAT.
8. PER JAMES CITY COUNTY GIS DATA, THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA (RPA) AND A RESOURCE MANAGEMENT AREA (RMA).
9. THIS PROPERTY IS SUBJECT TO THE ADOPTED CONDITIONS OF JAMES CITY COUNTY CASE NO. SUP-0022-2010 APPROVED BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS ON NOVEMBER 9, 2010.

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.

Charles D. Crawford 3/25/15
CHARLES D. CRAWFORD DATE

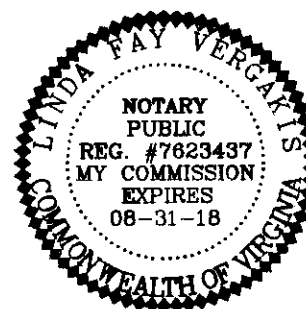
Susan Lynn Crawford 3/25/15
SUSAN LYNN CRAWFORD DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, I, Linda Fay Vergakis, 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 25th DAY OF March, 2015. MY COMMISSION EXPIRES AUGUST 31, 2018.

Linda Fay Vergakis
NOTARY PUBLIC

REGISTRATION NO. 7623437



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF CHARLES D. CRAWFORD AND SUSAN LYNN CRAWFORD, HUSBAND AND WIFE, AND WAS ACQUIRED FROM:
(PARCEL ID: 1330100004 & 1330100003A) ROBERT V. PIGGOT BY THAT CERTAIN DEED DATED FEBRUARY 14, 2003 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #030006779.

CERTIFICATE OF APPROVAL

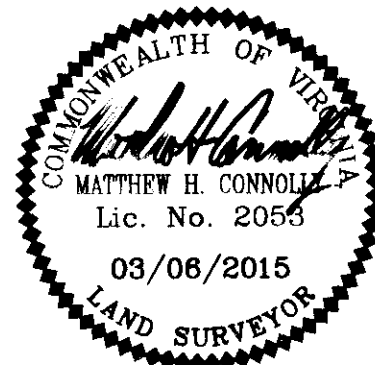
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

3/26/15 [Signature]
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.

03/06/2015 [Signature]
DATE MATTHEW H. CONNOLLY, L.S., E.C. NO 2053



2 Large/Small Plat(s) Recorded
Herewith as # 150005622

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 31st DAY OF March, 2015. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:04 AM WILLIAM SPRING/JAMES CITY COUNTY INSTRUMENT # 150005622

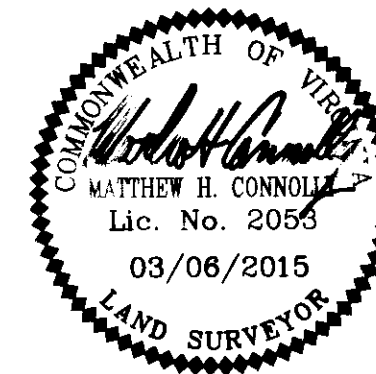
TESTE [Signature]

150005622

PLAT REFERENCES

P.B. 65, PG. 54
INST. #070024039

AREA TABULATION			
OLD AREA		NEW AREA	
PARCEL ID: 1330100003A	±657,756 S.F./±15.10 AC.	PARCEL 1	±751,072 S.F. / ±17.219 AC.
PARCEL ID: 1330100004	93,316 S.F./2.119 AC.		
TOTAL	±751,072 S.F./±17.219 AC.	TOTAL	±751,072 S.F. / ±17.219 AC.

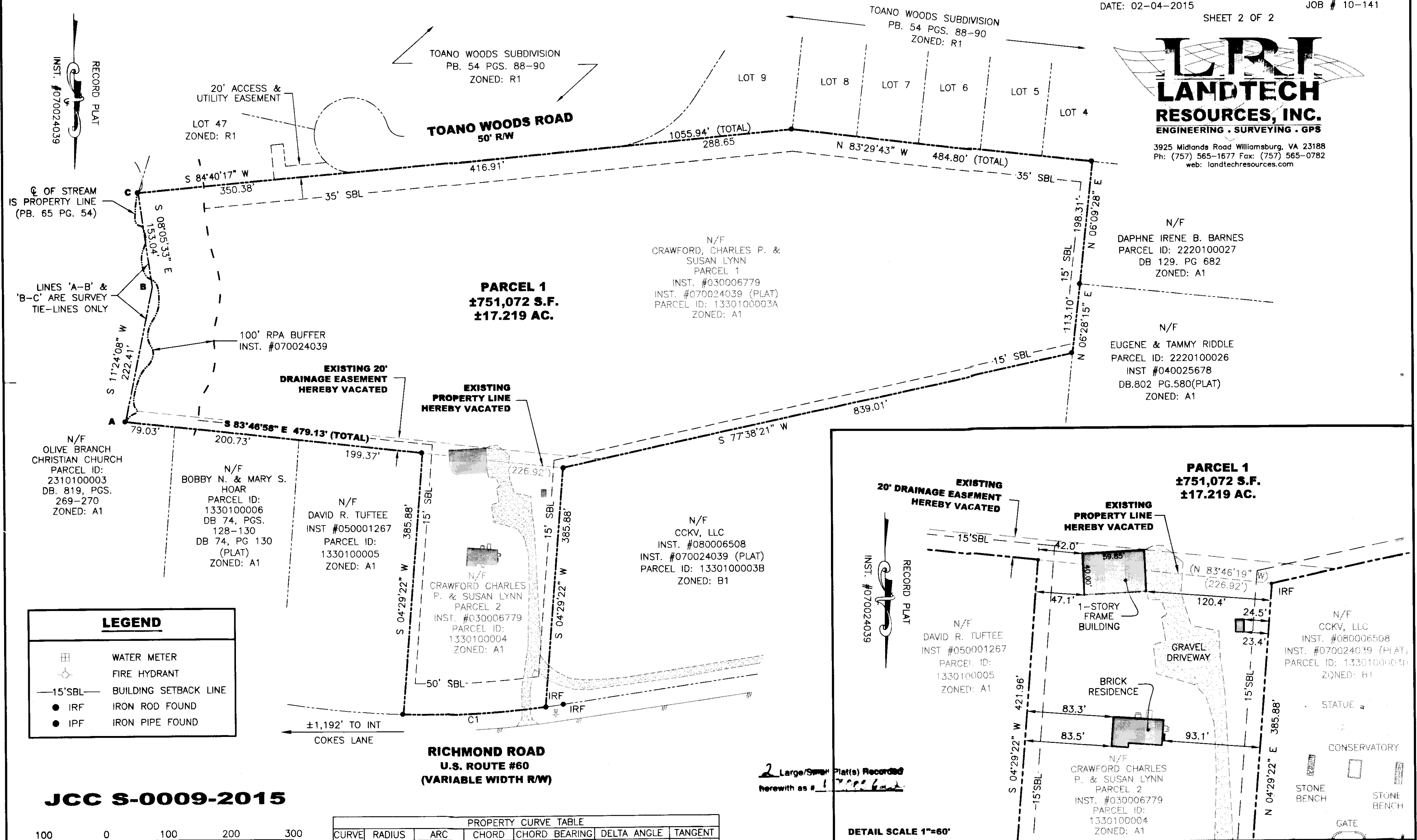


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JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
DATE: 02-04-2015 SHEET 2 OF 2 JOB # 10-141

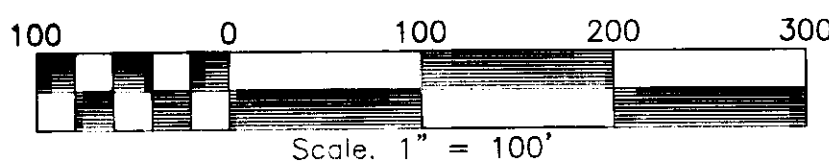
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LEGEND

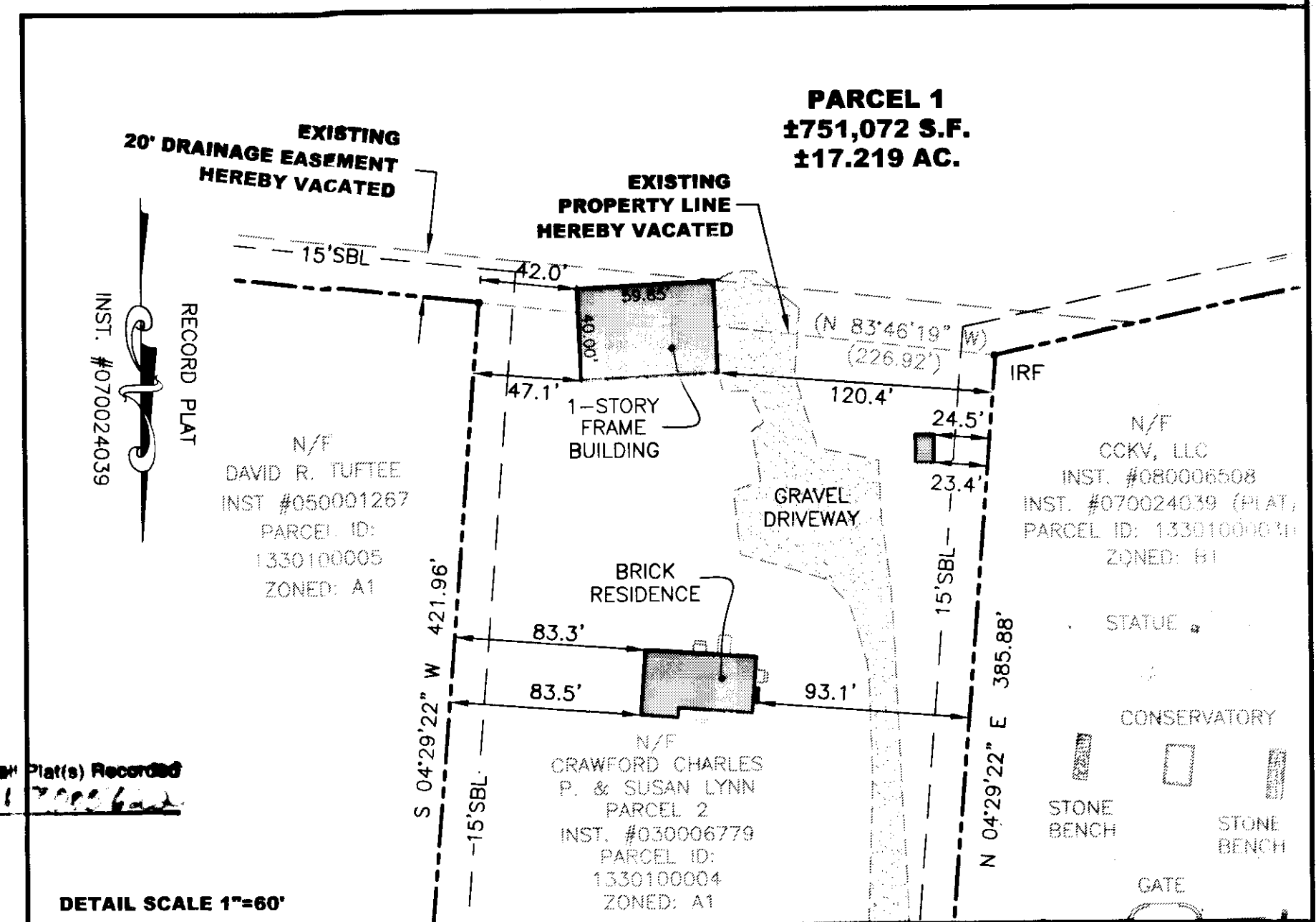
	WATER METER
	FIRE HYDRANT
	BUILDING SETBACK LINE
	IRON ROD FOUND
	IRON PIPE FOUND

JCC S-0009-2015



PROPERTY CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1487.89'	228.91'	228.69'	N 87°09'19" E	08°48'54"	114.68'



2 Large/Small Plat(s) Recorded
herewith as # 150005622
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 31, 2015
at 10:26 AM/PM: PG 2 PG 2
Document # 150005622
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge, Dep. Clerk

EXTINGUISHMENT DETAIL