

150006945

PLAT OF
PROPERTY LINE EXTINGUISHMENT
LOT 7, SECTION 7 & PARCEL 'A'
CYPRESS POINT

JAMES CITY COUNTY VIRGINIA
DATE: 02-10-2015 SHEET 1 OF 1
JOB # 14-469

AREA TABULATION

OLD AREA	SQUARE FEET	ACRES
PARCEL 'A'	±4,130 S.F.	±0.095 Ac.
LOT 7	±61,018 S.F.	±1.401 Ac.
TOTAL	±65,148 S.F.	±1.496 Ac.

NEW AREA	SQUARE FEET	ACRES
PARCEL 'A'	0 S.F.	0 Ac.
LOT 7	±65,148 S.F.	±1.496 Ac.
TOTAL	±65,148 S.F.	±1.496 Ac.

JCR LANDTECH
RESOURCES, INC.
ENGINEERING • SURVEYING • GPS
3925 Midlands Road Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

JCC S-0001-2015

PROPERTY INFORMATION

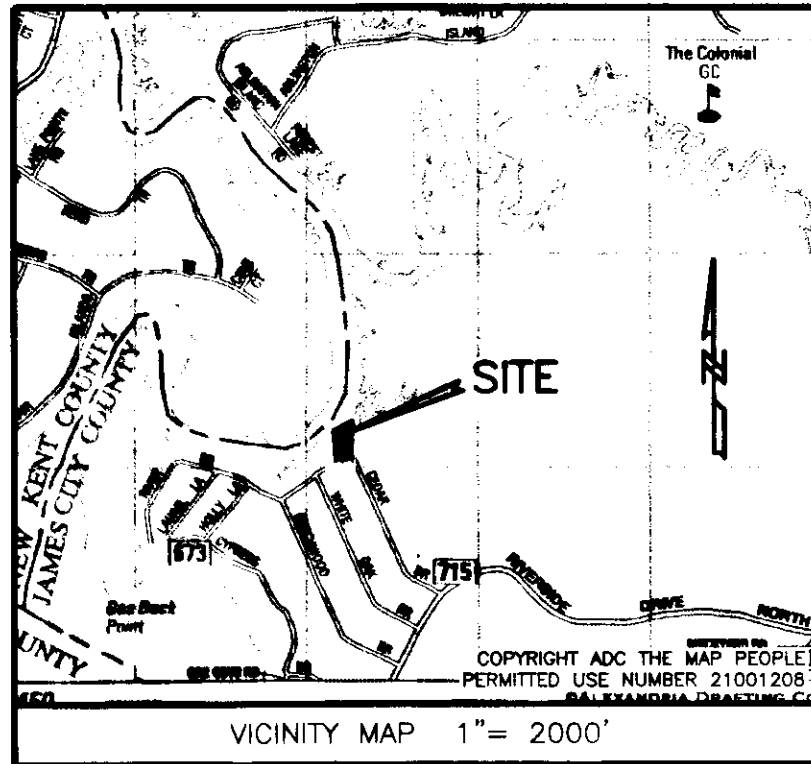
PARCEL ID #0930700007 ZONING DISTRICT: A1
#5054 RIVER DRIVE BUILDING SETBACK (BSL):
PARCEL ID #0930700007C (PER ZONING ORDINANCE)
NO ADDRESS ("PARCEL 'A'") FRONT = 50'
REAR = 35'
SIDE = 15'

GENERAL NOTES

1. PARCELS ARE SERVED BY PRIVATE WATER & PRIVATE 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 ZONES "X" AND "AE", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 51095C0019D WITH A PRELIMINARY DATE OF MARCH 28, 2014.
4. THIS PROPERTY FALLS WITHIN THE RPA AND RMA.
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. NO FURTHER DEVELOPMENT WILL BE ALLOWED ON THESE PROPERTIES WITHOUT A SITE SPECIFIC WETLANDS AND RESOURCE PROTECTION AREA (RPA) DETERMINATION.
10. A TITLE REPORT WAS NOT PROVIDED FOR THIS SUBDIVISION PLAT.
11. ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 17th DAY OF April, 2015.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 12:46 PM
INSTRUMENT # 150006945
TESTE BETTY B. WOOLIDGE, CLERK



OWNERS CERTIFICATE

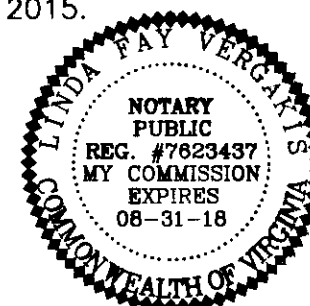
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

David S. Wolons Feb 11, 2015
DATE
DAVID S. WOLONS
Karen A. Wolons 2/11/15
DATE
KAREN A. WOLONS

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 11th DAY OF February, 2015. MY COMMISSION EXPIRES August 31, 2018.

Linda Fay Vergakis
NOTARY PUBLIC
REGISTRATION NO. 7623437



CERTIFICATE OF SOURCE OF TITLE (PARCEL ID #0930700007 & #0930700007C)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF DAVID S. WOLONS & KAREN A. WOLONS, HUSBAND AND WIFE, AND WAS ACQUIRED FROM: JOSEPH A. MARRO BY THAT CERTAIN DEED DATED NOVEMBER 21, 2014 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #140019524

CERTIFICATE OF APPROVAL

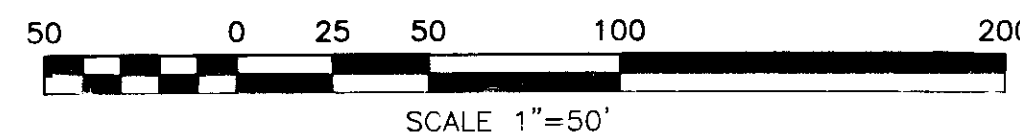
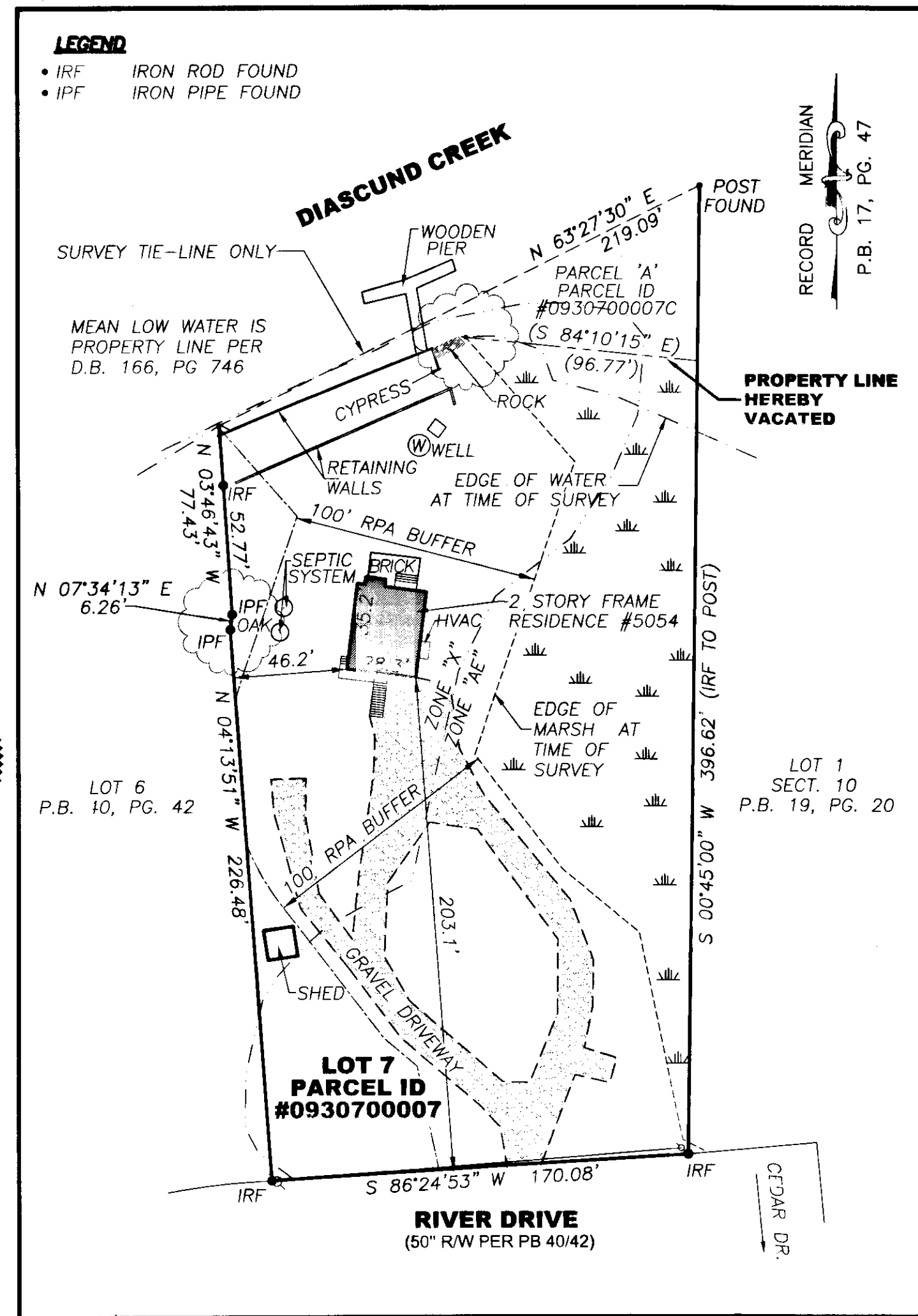
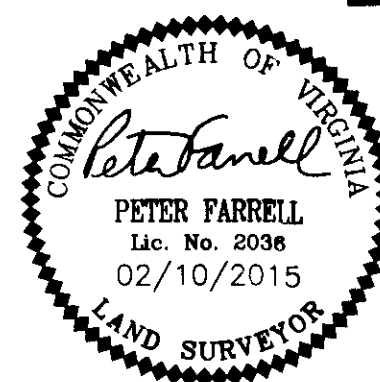
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

2/24/15
DATE
Carroll
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.

02/10/2015
DATE
Peter Farrell
PETER FARRELL, L.S. #2036



Large/Small Plat(s) Recorded herewith as # 150006945