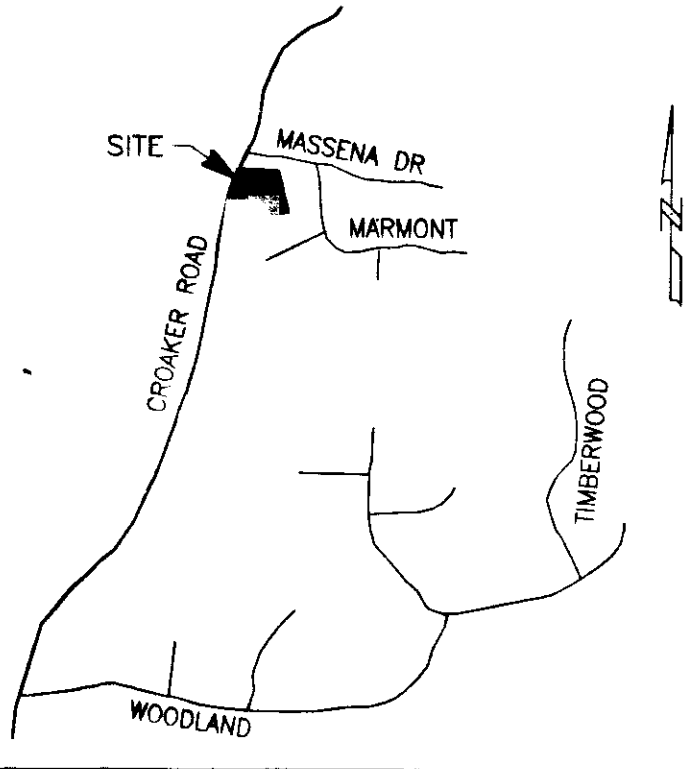


150008941



VICINITY MAP - 1" = 2000'

GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PROPERTIES ARE SERVED BY PRIVATE WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0065C, 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 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. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERTY 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.
12. ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SEC. 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.
13. NO FURTHER DEVELOPMENT WILL BE ALLOWED ON THESE PROPERTIES WITHOUT A SITE SPECIFIC WETLANDS AND RESOURCE PROTECTION AREA (RPA) DETERMINATION.

BOUNDARY LINE ADJUSTMENT
BETWEEN PARCEL 'A' AND PARCEL 'B'
DURANT SUBDIVISION
BEING PARCEL ID: 1420100005 & PARCEL ID: 142010005B
JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
DATE: 06/30/2014 SCALE: 1"=100" JOB # 13-426



SHEET 1 OF 2
JCC CASE NO. S-0007-2014

AREA TABULATION

PARCEL A
PARCEL ID: 1420100005
OLD AREA = 3.00 AC.
NEW AREA = 3.2062 AC.
PARCEL B
PARCEL ID: 1420100005B
OLD AREA = 15.11 AC.
NEW AREA = 14.90 AC.

PROPERTY INFORMATION

PARCEL ID: 1420100005
#8942 CROAKER ROAD
WILLIAMSBURG, VIRGINIA 23188
PARCEL ID: 1420100005B
#8950 CROAKER ROAD
WILLIAMSBURG, VIRGINIA 23188

ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)
BUILDING SETBACK: (PER ZONING ORDINANCE)
FRONT = 100' (FROM CENTERLINE OF R/W)
REAR = 35'
SIDE = 15'
(SEE ZONING ORDINANCE FOR SPECIFIC DETAILS)

OWNERS CERTIFICATE (PARCEL A)

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.

Byron A. Murphy 10/30/14
BYRON A. MURPHY DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Williamsburg, Sharn L Adams, 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 30th DAY OF October, 2014.
MY COMMISSION EXPIRES 11/30/16
Sharn L Adams
183927 NOTARY PUBLIC 11/30/16
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 BYRON A MURPHY, AND WAS ACQUIRED FROM (PARCEL A) ELSIE L. DURANT BY THAT CERTAIN DEED DATED NOVEMBER 14, 2002 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 020027091.

OWNERS CERTIFICATE (PARCEL B)

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.

Edward A. Owens July 18, 2014
EDWARD A. OWENS DATE
Helen J. Owens July 18, 2014
HELEN J. OWENS DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Helen K. Watkins, 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 18th DAY OF July, 2014.
MY COMMISSION EXPIRES 7/31/2017
Helen K. Watkins
201742 NOTARY PUBLIC 7/31/2017
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 EDWARD A. OWENS & HELEN J. OWENS, AND WAS ACQUIRED FROM BYRON A. MURPHY BY THAT CERTAIN DEED DATED JANUARY 15, 2014 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 140002281.

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
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.
06/30/2014
WILLIAM S. FELTS, L.S.



2 Large/Small Plat(s) Recorded
herewith as # 150008941

STATE OF VIRGINIA JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 5th DAY OF May, 2014.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3:25 P.M.
INSTRUMENT # 150008941
TESTE BY James S. ...

150008341

**BOUNDARY LINE ADJUSTMENT
BETWEEN PARCEL 'A' AND PARCEL 'B'
DURANT SUBDIVISION**

BEING PARCEL ID: 1420100005 & PARCEL ID: 142010005B

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA

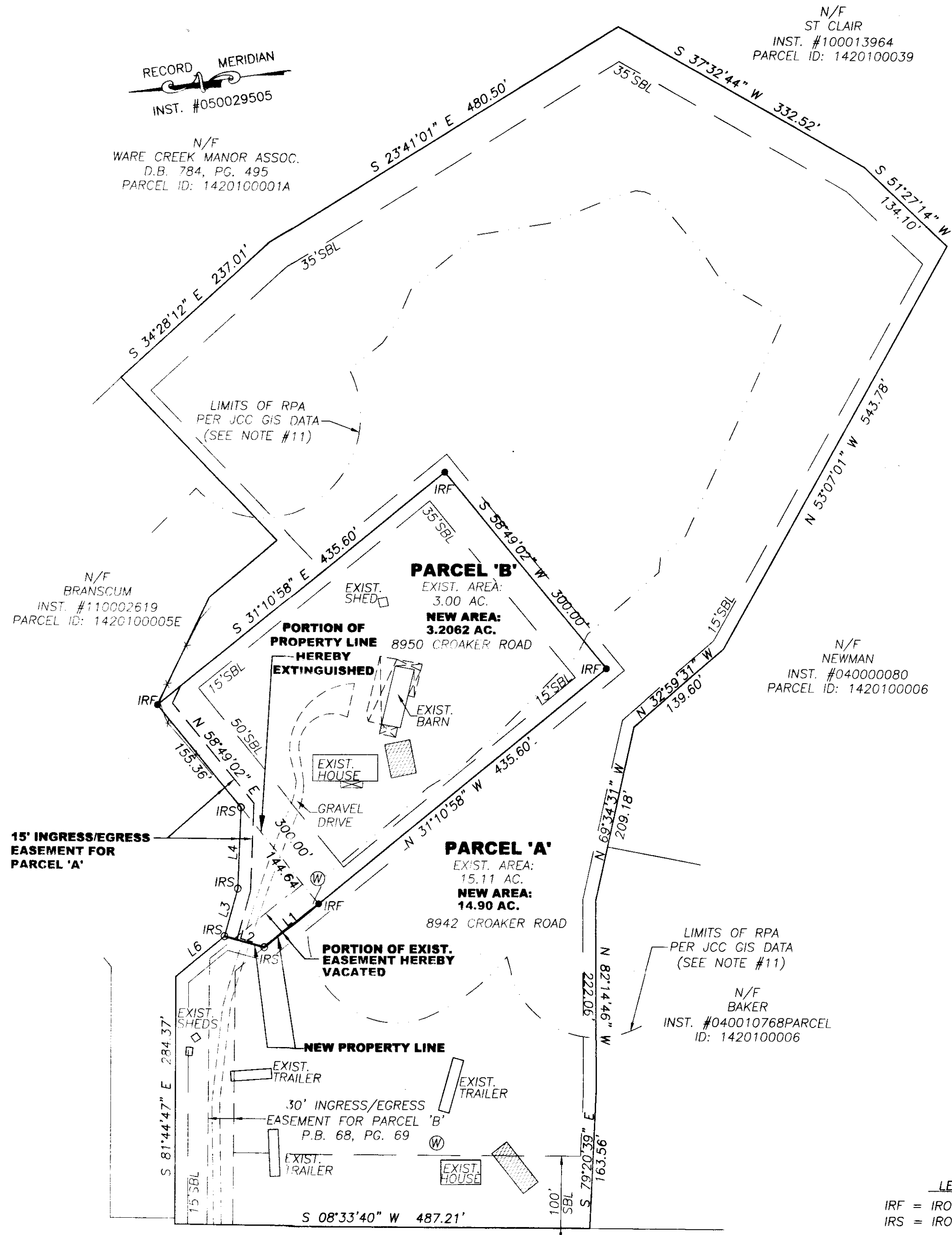
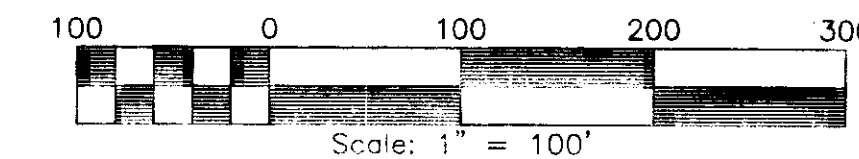
DATE: 06/30/2014 SCALE: 1"=100' JOB # 13-426

**LRI
LANDTECH
RESOURCES, INC.**
ENGINEERING . SURVEYING . GPS

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

SHEET 2 OF 2

JCC CASE NO. S-0007-2014



RECORD MERIDIAN
INST. #050029505

N/F
WARE CREEK MANOR ASSOC.
D.B. 784, PG. 495
PARCEL ID: 1420100001A

N/F
ST CLAIR
INST. #100013964
PARCEL ID: 1420100039

N/F
BRANSCUM
INST. #110002619
PARCEL ID: 1420100005E

N/F
NEWMAN
INST. #040000080
PARCEL ID: 1420100006

N/F
BAKER
INST. #040010768
PARCEL ID: 1420100006

2 Large Smart Plat(s) Recorded
herewith as # 150008341

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 5, 2015

at 3:25 AM/PM, PG. _____
Document # 150008341
BETSY B. WOOLRIDGE, CLERK
Dep. Clerk

LEGEND
IRF = IRON ROD FOUND
IRS = IRON ROD SET
APPROXIMATE DRAINFIELD LOCATION
BASED ON INFORMATION OBTAINED
FROM VA DEPT. OF HEALTH

