

160002058

CERTIFICATION OF SOURCE OF TITLE (PARSONAGE)

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY O. B. DRYDEN AND SALLIE A. DRYDEN TO OUR SAVIOUR'S EVANGELICAL LUTHERAN CHURCH, OF NORGE, VIRGINIA BY DEED DATED DECEMBER 2, 1957 AND RECORDED IN DEED BOOK 102, PAGE 15 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

CERTIFICATION OF SOURCE OF TITLE (TRACT 1 AND TRACT 2)

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY O. B. DRYDEN AND SALLIE A. DRYDEN TO OUR SAVIOUR'S EVANGELICAL LUTHERAN CHURCH, OF NORGE, VIRGINIA BY DEED DATED JANUARY 19, 1951 AND RECORDED IN DEED BOOK 102, PAGE 11 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

CERTIFICATION OF SOURCE OF TITLE (CHURCH LOT AND CEMETARY LOT)

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ALFRED BENSON, B. I. JENSON AND H. J. KINDE, TRUSTEES OF ZION SCANDANAVIAN EVANGELICAL LUTHERAN CHURCH TO ALFRED BENSON, T. E. FENNE, G. T. HOVE, P. O. JACOBSON AND W. C. JENSON, TRUSTEES OF OUR SAVIOUR'S EVANGELICAL LUTHERAN CHURCH, OF NORGE, VIRGINIA BY DEED DATED OCTOBER 11, 1932 AND RECORDED IN DEED BOOK 27, PAGE 19 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATION

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

12/29/15 DATE Ellen Picard SIGNATURE
 ELLEN PICARD NAME PRINTED (TITLE)

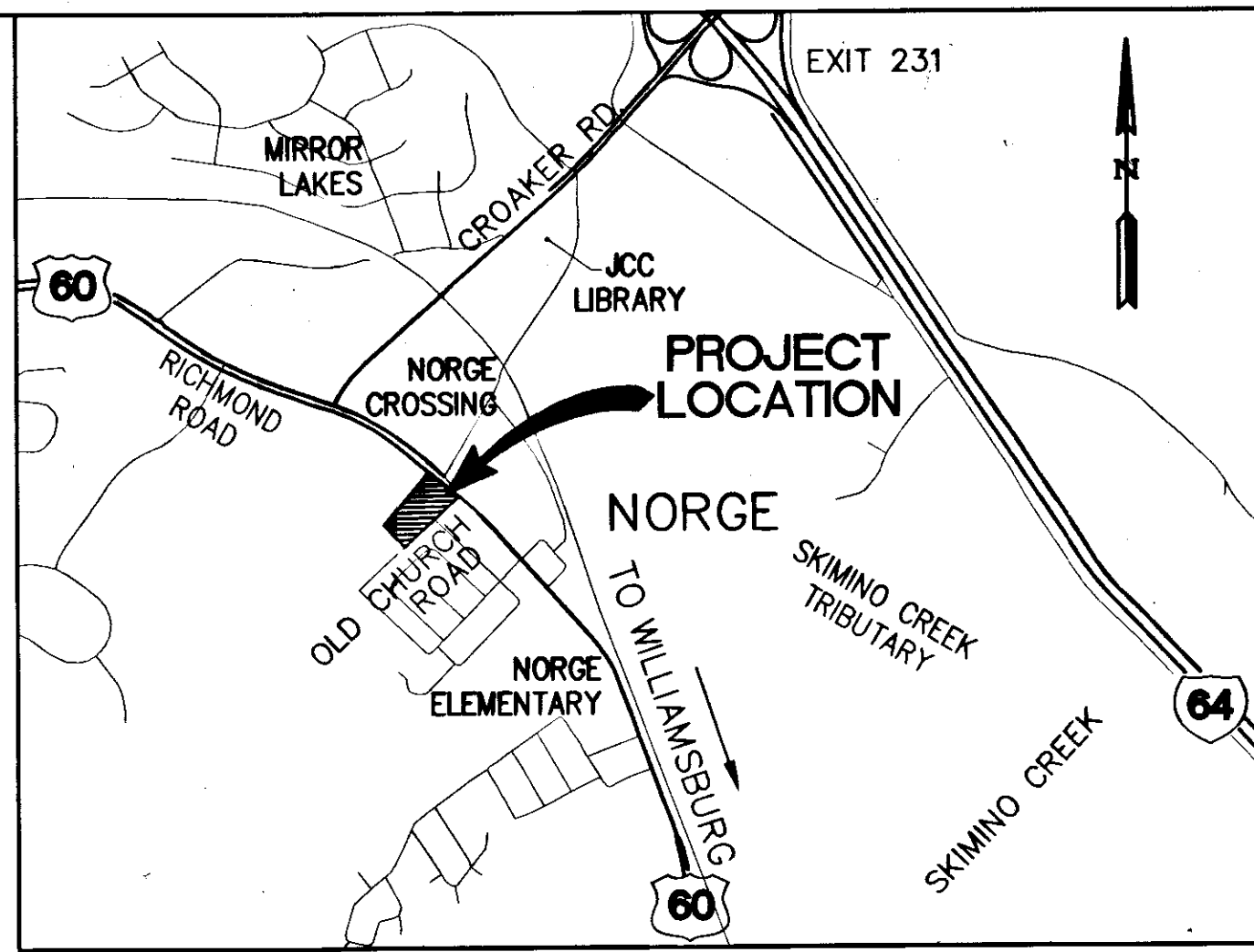
CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City

I, Tanicee K. Petty A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

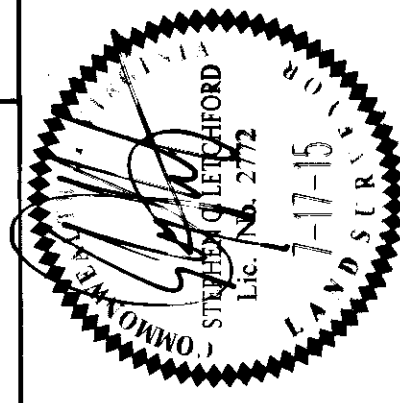
GIVEN UNTO MY HAND THIS 29 DAY OF December, 2015
Tanicee K. Petty NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 1/31/18
 NOTARY REGISTRATION NUMBER: 209689



VICINITY MAP
 SCALE 1"=2000'

Revised	Date	Description
1	11/19/15	REVISION FOR PUBLIC REVIEW
2	12/29/15	REVISION FOR COUNTY COMMENTS
3	1/17/16	REVISION FOR COUNTY COMMENTS



GENERAL NOTES:

- PROPERTY IS ZONED R2 (GENERAL RESIDENTIAL)
- PROPERTY IS PARCEL ID 2320100064; ADDRESS: 7479 RICHMOND ROAD
- YARD REGULATIONS
 FRONT: 25 FEET FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH. WHERE THE STREET RIGHT-OF-WAY IS LESS THAN 50 FEET IN WIDTH, STRUCTURES SHALL BE LOCATED A MINIMUM OF 50 FEET FROM THE CENTERLINE OF THE STREET.
 SIDE: 10 FEET FOR MAIN STRUCTURE; 5' FOR 1-STORY ACCESSORY STRUCTURES
 REAR: 35 FEET FOR MAIN STRUCTURE; 5' FOR 1-STORY ACCESSORY STRUCTURES
- THIS SITE SHALL BE SERVED BY PRIVATE SEWER AND THE PUBLIC WATER SYSTEM OF THE JAMES CITY SERVICE AUTHORITY.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER MAP NUMBER 5109SC0110C PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: SEPTEMBER 28, 2007.
- 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 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.
- THIS PLAT IS BASED ON RECORD INFORMATION AND FOUND GROUND EVIDENCE AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.
- WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.

2 Large/Small Plat(s) Recorded
 herewith as # 160002058

SURVEYOR'S 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.

Stephen C. Letchford DATE 7/17/15
 STEPHEN C. LETCHFORD, L.S. #2772

CERTIFICATE OF APPROVAL

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

1/20/16 DATE [Signature] VIRGINIA DEPARTMENT OF TRANSPORTATION
1/19/16 DATE [Signature] VIRGINIA DEPARTMENT OF HEALTH
1/28/16 DATE [Signature] SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 8 DAY OF February, 2016
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:45 AM/PM
 INSTRUMENT # 160002058
 TESTE: Monica A. Foley, Dep. Clerk
 MONA A. FOLEY, CLERK

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PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT BEING LOT A PROPERTY OF OUR SAVIOUR'S EVANGELICAL LUTHERAN CHURCH STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: SCL/JFS
 Project Number: W10374
 Scale: 1"=40' Date: 7/17/2015
 Sheet Number: 1 OF 2