

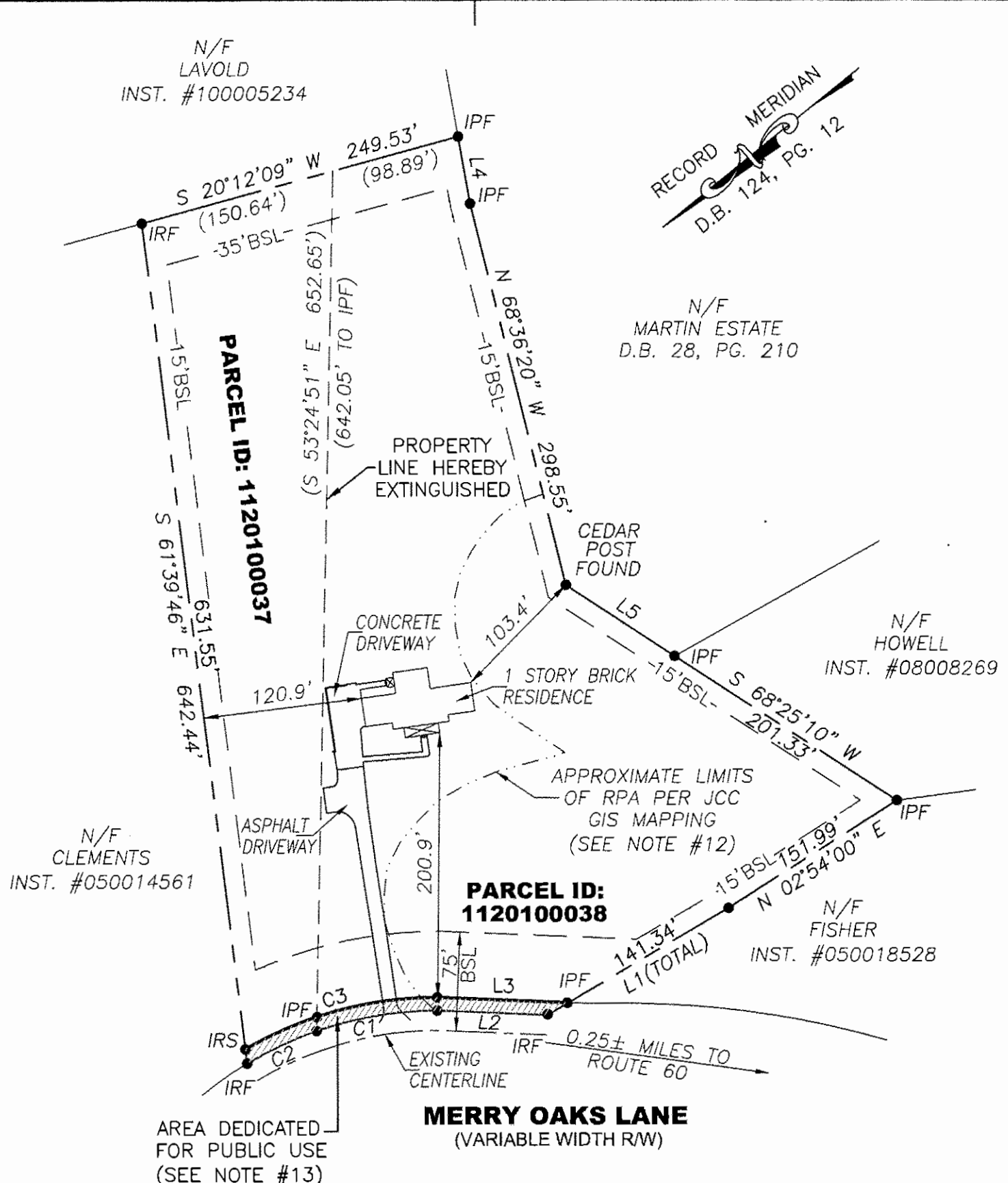
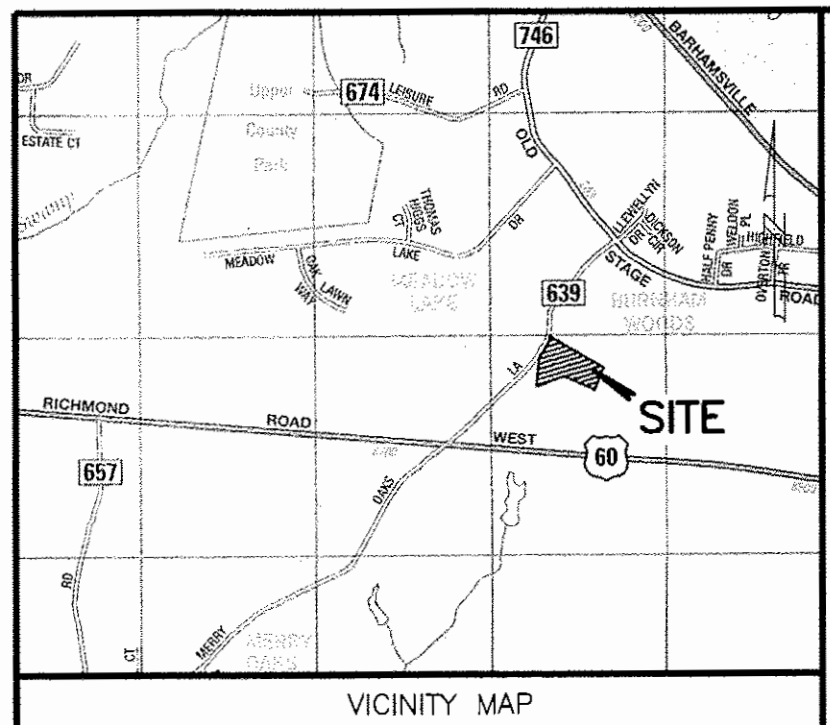
170013896

PROPERTY LINE EXTINGUISHMENT
PROPERTY OF RICHARD D. & BARBARA T. MCKOWN
 BEING PARCEL ID: 1120100037
 & PARCEL ID: 1120100038
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 06/15/2017 SCALE: 1"=100' JOB #16-608

LandTech Resources, Inc.
 Engineering & Surveying Consultants
 3925 Midlands Road, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 1 OF 1

JCC-S-0003-2017



OWNERS CERTIFICATE:

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

Richard D. McKown
 SIGNATURE: RICHARD D. MCKOWN DATE: 6/22/17

Barbara T. McKown
 SIGNATURE: BARBARA T. MCKOWN DATE: 6/22/17

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, I, Linda 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 22ND DAY OF JUNE, 2017. MY COMMISSION EXPIRES AUGUST 31, 2018.

Linda Vergakis
 NOTARY PUBLIC

REGISTRATION NO. 7623437



CERTIFICATE OF SOURCE OF TITLE - PARCEL ID: 1120100037

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF RICHARD D. MCKOWN AND BARBARA T. MCKOWN, HUSBAND & WIFE AND WAS ACQUIRED FROM W.J.C REALTY CORPORATION BY THAT CERTAIN DEED DATED NOVEMBER 21, 1969 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN D.B. 124, PG. 242.

CERTIFICATE OF SOURCE OF TITLE - PARCEL ID: 1120100038

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF RICHARD D. MCKOWN AND BARBARA T. MCKOWN, HUSBAND & WIFE AND WAS ACQUIRED FROM W.J.C REALTY CORPORATION BY THAT CERTAIN DEED DATED SEPTEMBER 24, 1969 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN D.B. 124, PG. 10.

CERTIFICATE OF APPROVAL

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

7/7/17 DATE *Ellen Cook* SUBDIVISION AGENT OF JAMES CITY COUNTY

06/28/17 DATE *[Signature]* VIRGINIA DEPARTMENT OF TRANSPORTATION

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.

06/15/2017 DATE *Peter Farrell* PETER FARRELL, L.S. 2036



LEGEND
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND
 IRS = IRON ROD SET
 RPA = RESOURCE PROTECTION AREA

LINE	BEARING	DISTANCE
L1	N 04°56'10" E	159.80'
L2	N 37°43'37" E	83.86'
L3	N 37°43'37" E	99.39'
L4	N 64°39'22" W	51.49'
L5	S 68°25'10" W	98.57'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	282.56'	93.63'	93.20'	N 25°54'47" E	18°59'08"
C2	282.56'	58.39'	58.29'	N 10°30'00" E	11°50'27"
C3	292.56'	153.02'	151.28'	N 20°25'20" E	29°58'02"

AREA TABULATION

PARCEL ID: 1120100038	146,671 S.F. / 3.367 AC.
PARCEL ID: 1120100037	64,927 S.F. / 1.491 AC.
TOTAL AREA	211,598 S.F. / 4.858 AC.
LESS AREA OF DEDICATION	2,443 S.F. / 0.056 AC.
NEW TOTAL AREA	209,155 S.F. / 4.802 AC.

PROPERTY INFORMATION

PARCEL ID: 1120100037
 D.B. 124, PG. 242 (DEED)
 D.B. 124, PG. 244 (PLAT)
 PARCEL ID: 1120100038
 D.B. 124, PG. 10 (DEED)
 D.B. 124, PG. 12 (PLAT)
 ZONING DISTRICT: A1 (GENERAL AGRICULTURE)
 ADDRESS: 8796 MERRY OAKS LANE
 TOANO, VA 23168
 10016 SYCAMORE LANDING RD
 JAMES CITY COUNTY, VA

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PROPERTY IS SERVED BY PRIVATE WATER AND SEWER SYSTEMS..
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCELS LIE IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP RATE MAPS 51095C0037D & 51095C0039D DATED DECEMBER 16, 2015.
7. PORTIONS OF THIS PROPERTY LIE 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 COUNTY 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.
12. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. PROPERTY LINES ARE BASED ON RECORD INFORMATION AND FOUND MONUMENTATION.
13. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
14. ANY FUTURE DEVELOPMENT ON THIS PROPERTY WILL BE SUBJECT TO THE JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE AND MAY REQUIRE A SITE SPECIFIC WETLANDS DETERMINATION..
15. ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE ZONING ORDINANCE.
16. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION

Large/Small Plat(s) Recorded herewith as # 170013896

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 12 DAY OF July, 2017. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT INSTRUMENT # 170013896

MONA A. FOLEY, CLERK
 TESTE *Catherine Fletcher, D.C.*