

170015347

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AND IDENTIFIED AS "LOT 2" WAS CONVEYED BY DONALD R. MOORE, SR. AND PATSY ANNE MOORE (HUSBAND AND WIFE) TO DONALD R. MOORE, SR. AND PATSY ANNE MOORE (HUSBAND AND WIFE) BY DEED DATED 05/30/2016 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO: 160010600.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS "LOT 2, MOORE FAMILY SUBDIVISION" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Signature of Donald R. Moore, Sr. dated 6-8-17

Signature of Patsy Anne Moore dated 6-8-17

CERTIFICATE OF NOTARIZATION

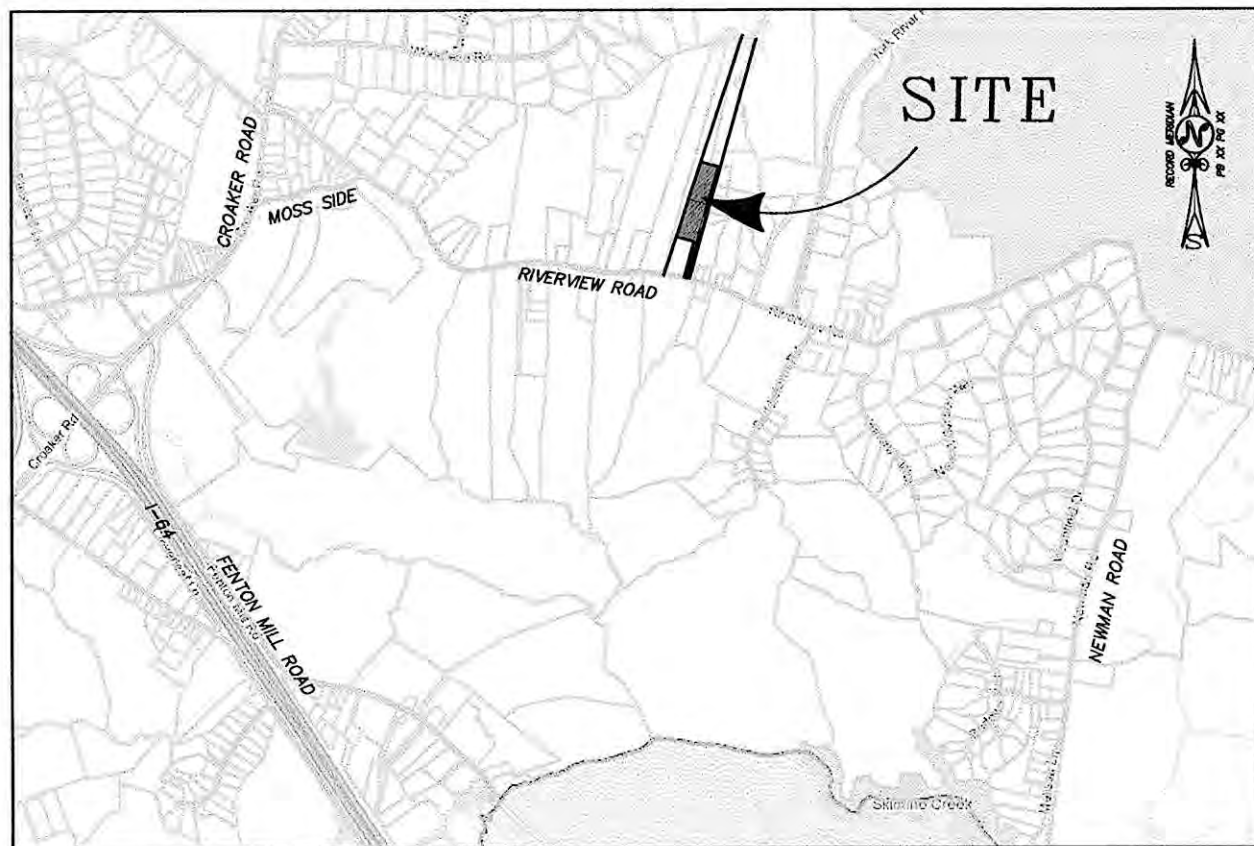
COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City

I, Beth Klapper, 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 8 DAY OF June, 2017

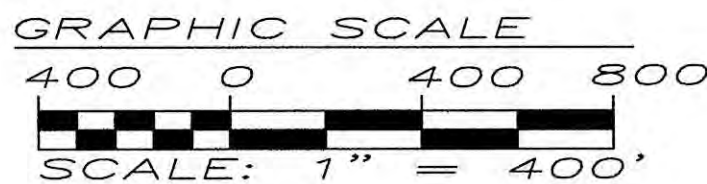
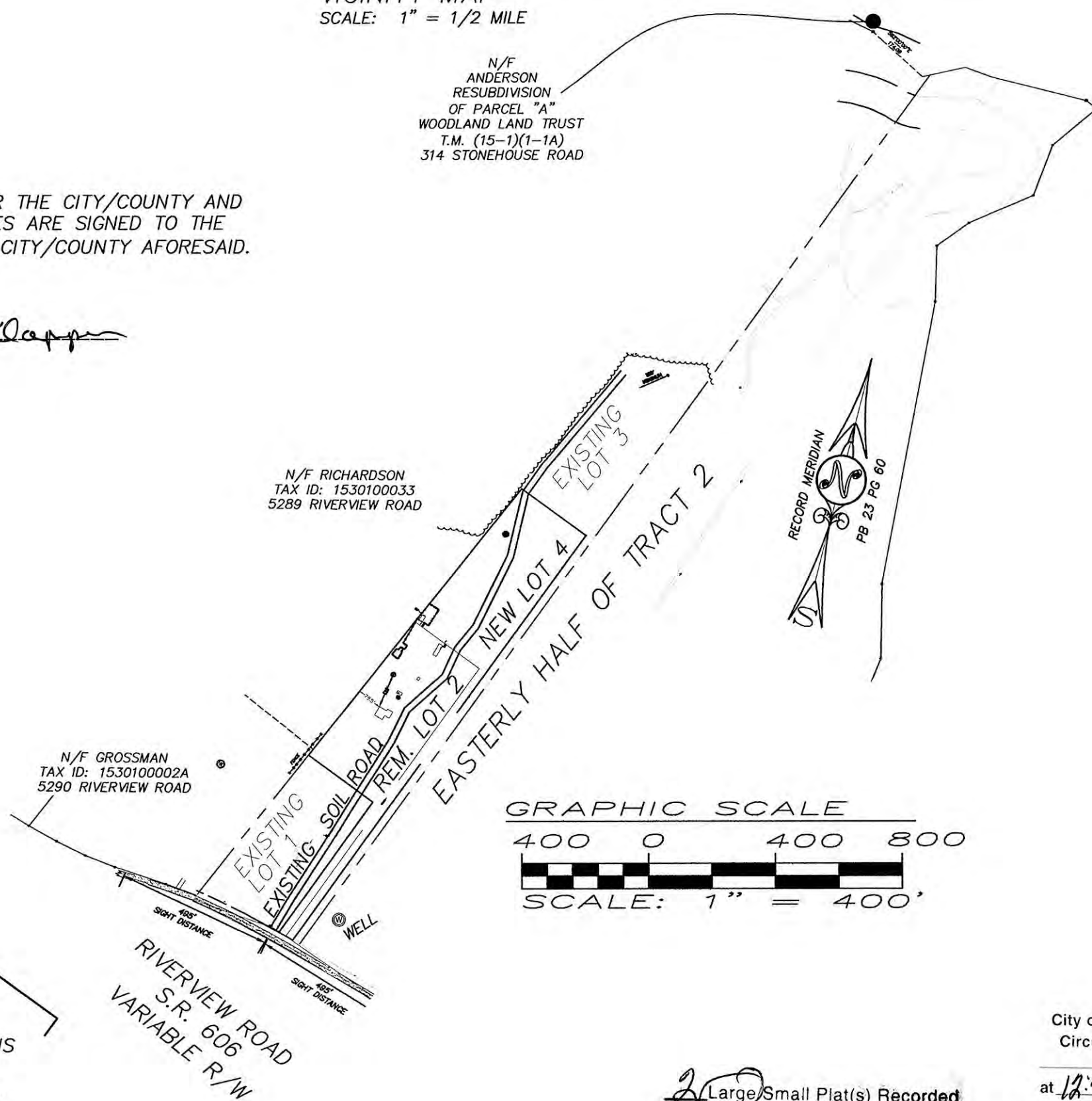
Signature of Beth Klapper

MY COMMISSION EXPIRES 12-31-2020

Beth Klapper Notary Public No.: 7182762 Commonwealth of Virginia My Commission Expires: 12-31-2020



VICINITY MAP SCALE: 1" = 1/2 MILE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

Signature of A.D. Sebert dated 01/04/2017

A.D. SEBERT, L.S.

DATE

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on August 4, 2017 at 12:44 AM PM, PG 1 Document # 170015347 MONA A. FOLEY, CLERK

2 Large/Small Plat(s) Recorded herewith as # 170015347

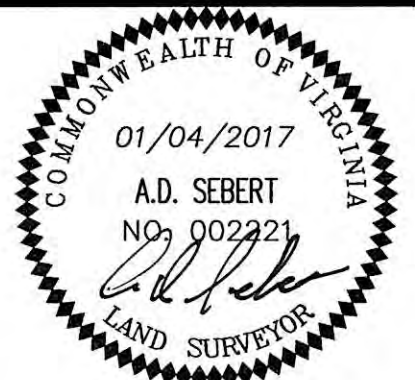
CERTIFICATE OF APPROVAL THIS PLAT OF SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. Signatures of Virginia Department of Transportation and Virginia Department of Health.

J153-3 DONALD MOORE SUBDIV.DWG 4/6/2017 10:49:30 AM EDT

SEBERT SURVEYING & LAYOUT, LLC

173 BARLOW ROAD WILLIAMSBURG, VA PHONE (757) 345-0931 CELL: (757) 784-2413 sebertsurveying@cox.net

PLAT OF SUBDIVISION BEING LOT 2 DONALD R. AND PATSY ANNE MOORE SUBDIVISION OWNED BY DONALD R. MOORE, SR. & PATSY ANNE MOORE



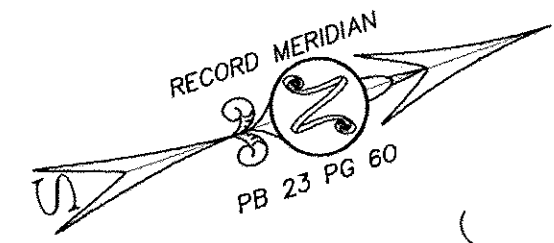
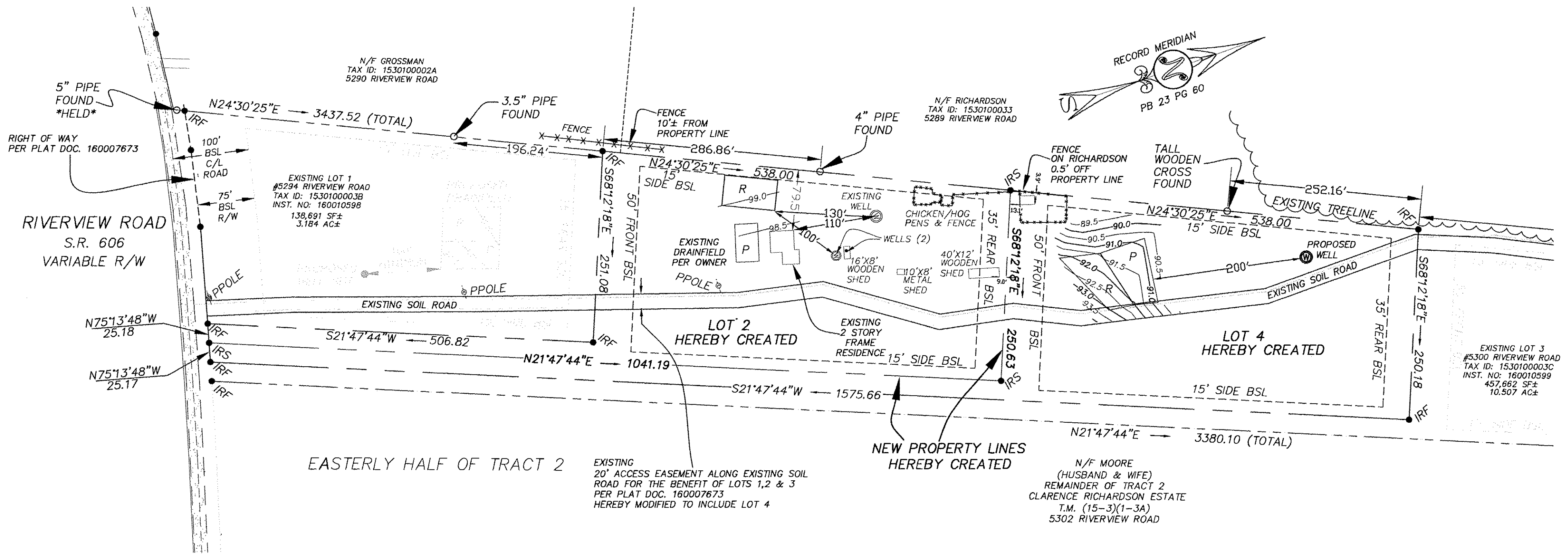
LEGEND: PPF PINCH PIPE FOUND, IRF IRON ROD FOUND, IPF IRON PIPE FOUND, NL/S NAIL SET, BSL BUILDING SETBACK LINE, R/W RIGHT-OF-WAY, SMH SANITARY MANHOLE, CO SANITARY CLEANOUT, WM WATER METER, WV WATER VALVE

Table with columns: DATE, REVISION /DATE/DESCRIPTION, COMMENTS. Includes entry for 1 3/7/15 COMMENTS - 2/10/17

Table with columns: DESIGNED BY: ADS, SCALE: NOTED, PROJECT NO. J153-3, DRAWING NO. 1 OF 2

170015347

NOTE:
RESERVE DRAINFIELD FOR LOT 4 (AS SHOWN HEREON)
IS IDENTIFIED AS THE RESERVE DRAINFIELD FOR LOT 2
AS SHOWN IN PLAT DOC. 160007673.
A NEW RESERVE DRAINFIELD FOR LOT 2 HAS BEEN
CREATED AS SHOWN HEREON.



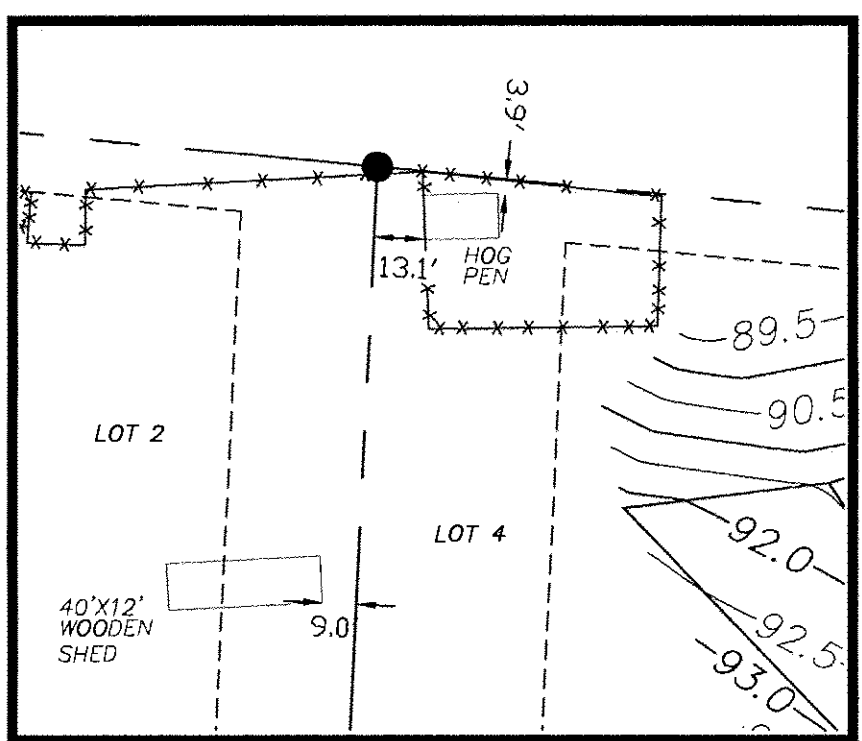
EASTERLY HALF OF TRACT 2

EXISTING
20' ACCESS EASEMENT ALONG EXISTING SOIL
ROAD FOR THE BENEFIT OF LOTS 1, 2 & 3
PER PLAT DOC. 160007673
HEREBY MODIFIED TO INCLUDE LOT 4

NEW PROPERTY LINES
HEREBY CREATED

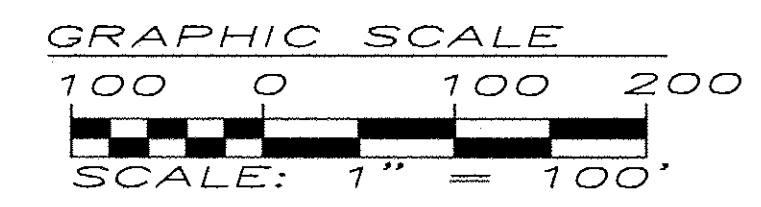
N/F MOORE
(HUSBAND & WIFE)
REMAINDER OF TRACT 2
CLARENCE RICHARDSON ESTATE
T.M. (15-3)(1-3A)
5302 RIVERVIEW ROAD

EXISTING LOT 3
#5300 RIVERVIEW ROAD
TAX ID: 1530100003C
INST. NO: 160010599
457,662 SF±
10.507 AC±



DETAIL SHOWING ACCESSORY BUILDING
DISTANCE FROM PROPERTY LINES
SCALE 1" = 50'

AREA CALCULATIONS	
ORIGINAL AREA LOT 2	321,431 SF± (7.379 AC±)
NEW LOT AREAS:	
LOT 2	154,156 S.F.± (3.539 AC.±)
LOT 4	167,275 S.F.± (3.840 AC.±)
TOTAL	321,431 S.F.± (7.379 AC.±)



2 Large Small Plat(s) Recorded
herewith as # 170015347

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
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at 12:44 AM PM PB PG
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MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

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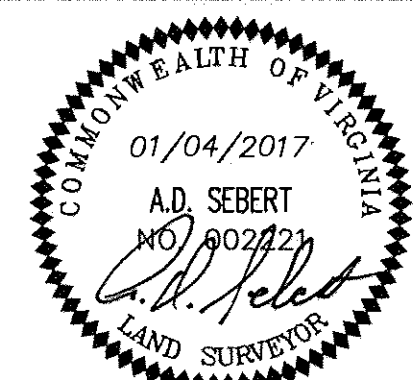
A.D. Sebert 01/04/2017
A.D. SEBERT, L.S. DATE

VJ153-3 DONALD MOORE SUBDIV.DWG 4/6/2017 10:49:30 AM EDT

SEBERT
SURVEYING
& LAYOUT, LLC

173 BARLOW ROAD
WILLIAMSBURG, VA
PHONE (757) 345-0931
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PLAT OF SUBDIVISION
BEING LOT 2
DONALD R. AND PATSY ANNE MOORE SUBDIVISION
OWNED BY
DONALD R. MOORE, SR. & PATSY ANNE MOORE
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



LEGEND:

PPF	PINCH PIPE FOUND
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
NL/S	NAIL SET
BSL	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
SMH	SANITARY MANHOLE
CO	SANITARY CLEANOUT
WM	WATER METER
WV	WATER VALVE

DATE:	01/04/2017
REVISION /DATE/DESCRIPTION	
1	3/7/15 COMMENTS - 2/10/17

DESIGNED BY:	ADS
SCALE:	NOTED
PROJECT NO.	J153-3
DRAWING NO.	2 OF 2