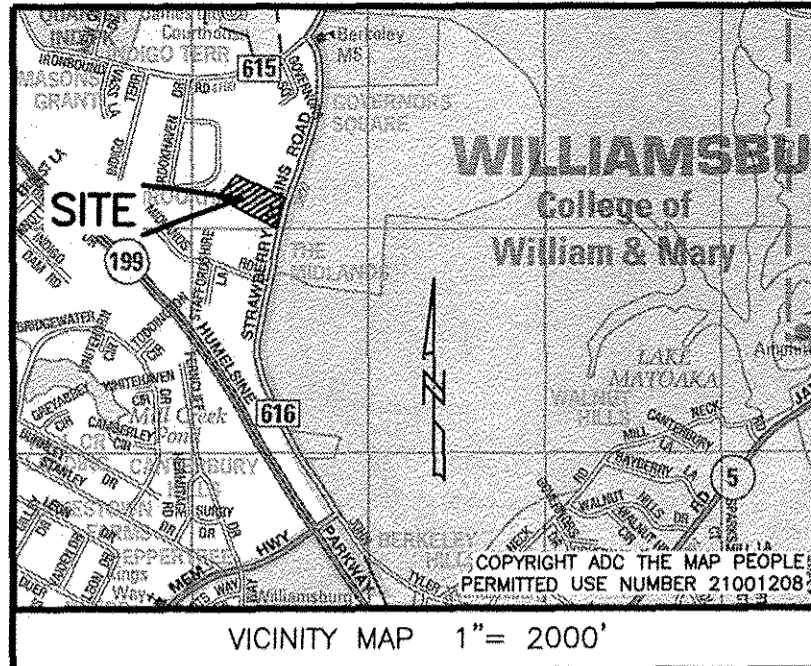


180015536



BOUNDARY LINE ADJUSTMENT
BETWEEN
PIN: 3840500004
LOTS 4, 5 & 6 FRANK ARMISTEAD ESTATE
AND
PIN: 3840500003
LOT 3 FRANK ARMISTEAD ESTATE
JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA
DATE: 06/07/2018 JOB # 17-495

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 2
JCC-S-0017-2018

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY ROTH ENVIRONMENTAL, LLC.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCELS LIE IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0138D DATED 12/16/2015.
7. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
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.
8. 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.
9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
10. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER, ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

OWNERS CERTIFICATE: PIN: 3840500004

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.

Michael J. Cavanaugh, Trustee 7/2/18
MICHAEL J. CAVANAUGH, TRUSTEE DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA Maryland
CITY/COUNTY OF Montgomery I, Nicole Marziotti, 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 2nd DAY OF July, 2018. MY COMMISSION EXPIRES 5/9/21

Nicole Marziotti
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
My Commission Expires 05-09-2021

OWNERS CERTIFICATE: PIN: 3840500004

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.

Robert T. Armistead, Jr., Trustee 9/6/18
ROBERT T. ARMISTEAD, JR., TRUSTEE DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City I, M. Anderson Bradshaw, 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 6th DAY OF September, 2018. MY COMMISSION EXPIRES NOV 30 2020

M. Anderson Bradshaw
NOTARY PUBLIC
Mills Anderson Bradshaw
Commonwealth of Virginia
Notary Public
Commission No. 150776
My Commission Expires 11/30/2020

OWNERS CERTIFICATE: PIN: 3840500004

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.

Kay Armistead, Trustee 9/6/18
KAY ARMISTEAD, TRUSTEE DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City I, M. Anderson Bradshaw, 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 6th DAY OF September, 2018. MY COMMISSION EXPIRES NOV 30 2020

M. Anderson Bradshaw
NOTARY PUBLIC
Mills Anderson Bradshaw
Commonwealth of Virginia
Notary Public
Commission No. 150776
My Commission Expires 11/30/2020

OWNERS CERTIFICATE: PIN: 3840500003

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.

Louise B. Freeman 9/11/18
LOUISE B. FREEMAN (AKA: LOUISE B. JACOBS) DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City I, M. Anderson Bradshaw, 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 11 DAY OF September, 2018. MY COMMISSION EXPIRES NOV 30 2020

M. Anderson Bradshaw
NOTARY PUBLIC
Mills Anderson Bradshaw
Commonwealth of Virginia
Notary Public
Commission No. 150776
My Commission Expires 11/30/2020

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF:

PIN: 3840500004 LETITIA ARMISTEAD HANSON (DECEASED) AND MICHAEL J. CAVANAUGH AS CO-TRUSTEES UNDER THE LETITIA ARMISTEAD HANSON REVOCABLE TRUST AND WAS ACQUIRED FROM LETITIA ARMISTEAD HANSON BY THAT CERTAIN DEED DATED DECEMBER 5, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 030038497. AND ROBERT T. ARMISTEAD, JR. AND KAY ARMISTEAD AS TRUSTEES OF THE ELIZABETH WARE ARMISTEAD IRREVOCABLE TRUST AND THE JUDITH PAGE ARMISTEAD IRREVOCABLE TRUST AND WAS ACQUIRED FROM ROBERT T. ARMISTEAD & SARAH H. ARMISTEAD BY THAT CERTAIN DEED DATED DECEMBER 30, 1988 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 421 AT PAGE 592.

PIN: 3840500003 SAMUEL JACOBS (DECEASED) & LOUISE B. JACOBS AND WAS ACQUIRED FROM ROBERT T. ARMISTEAD & SARAH H. ARMISTEAD, HIS WIFE AND LETITIA HANSON & ELISHA HANSON, HER HUSBAND BY THAT CERTAIN DEED DATED APRIL 11, 1960 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 74 AT PAGE 235.

CERTIFICATE OF APPROVAL

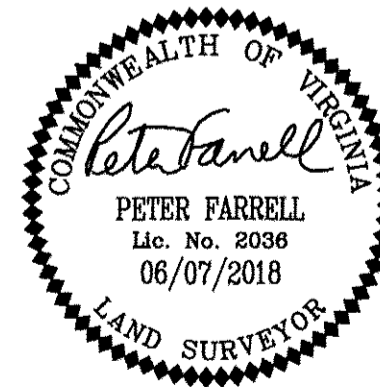
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

9/18/18 Ellen Cook
DATE 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.

06/07/2018 Peter Farrell
DATE PETER FARRELL, L.S. 2036



STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 28 DAY OF Sept, 2018. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:40 a.m. INSTRUMENT # 180015536 TESTE MONA A. FOLEY, CLERK

2 Large/Small Plat(s) Recorded
herewith as # 180015536

Janet Zebille, D.C.

180015534

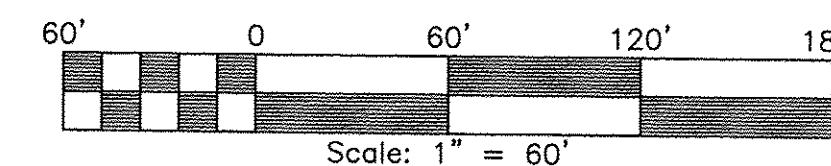
BOUNDARY LINE ADJUSTMENT
 BETWEEN
 PIN: 3840500004
 LOTS 4, 5 & 6 FRANK ARMISTEAD ESTATE
 AND
 PIN: 3840500003
 LOT 3 FRANK ARMISTEAD ESTATE
 JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA
 DATE: 06/07/2018 SCALE: 1"=60" JOB # 17-495

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SHEET 2 OF 2

JCC-S-0017-2018



AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PIN: 3840500004	144,547 S.F. / 3.3184 AC.	144,547 S.F. / 3.3184 AC.
PIN: 3840500003	42,587 S.F. / 0.9777 AC.	42,587 S.F. / 0.9777 AC.
TOTAL AREA =	187,134 S.F. / 4.2961 AC.	

PROPERTY INFORMATION

PIN: 3840500004
 ZONING DISTRICT: R2 (GENERAL RESIDENTIAL)
 PROPERTY ADDRESS:
 3877 STRAWBERRY PLAINS ROAD
 WILLIAMSBURG, VIRGINIA 23188

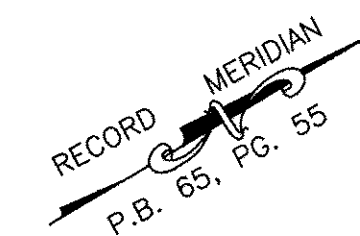
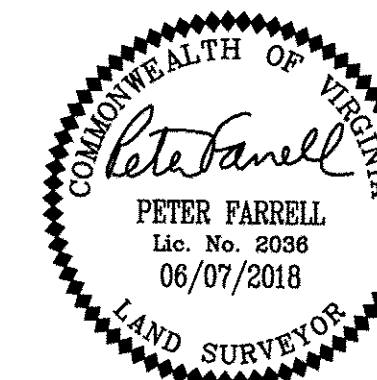
PIN: 3840500003
 ZONING DISTRICT: R2 (GENERAL RESIDENTIAL)
 PROPERTY ADDRESS:
 3881 STRAWBERRY PLAINS ROAD
 WILLIAMSBURG, VIRGINIA 23188

BUILDING SETBACK REQUIREMENTS

FRONT: 25'
 SIDE: 10'
 REAR: 35'

2 Large/Small Plat(s) Recorded
 herewith as # 180015534

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 Sept. 20, 2018
 at 9:40 AM/PM, PB -- PG --
 Document # 180015534
 MONA A. FOLEY, CLERK
 Clerk



LIMITS OF WETLANDS
 AS LOCATED
 BY ROTH
 ENVIRONMENTAL, LLC

20' SANITARY
 SEWER EASEMENT

LOT 7
 N/F
 ROBINSON
 P.B. 65, PG. 55

PIN: 3840500004
 (LOTS 4, 5 & 6)
 OLD AREA
 144,547 S.F.
 3.3184 AC.
 NEW AREA
 144,547 S.F.
 3.3184 AC.

PIN: 3840500003
 (LOT 3)
 OLD AREA
 42,587 S.F.
 0.9777 AC.
 NEW AREA
 42,587 S.F.
 0.9777 AC.

LOT 2
 N/F
 HOLLAND
 D.B. 294, PG. 535

LINE	BEARING	DISTANCE
L1	S 75°56'30" E	117.47'
L2	S 05°08'17" W	33.79'

LEGEND
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND
 (T) = TOTAL

