

VICINITY MAP  
Not to Scale

CERTIFICATE OF SOURCE OF TITLE:

Parcel ID #4130300025 & #4130300025A shown on this plat was conveyed by David H. Weston, III, Matthew W. Weston, a/k/a Matthew H. Weston and Julie Margaret Nutter, dated November 9, 2018 and is recorded in the Office of the Clerk of the Circuit Court of the County of James City in Instrument #180018964.

OWNER'S CERTIFICATE:

The subdivision of land shown on this plat and known as Plat of Magruder View Parcel Id#(41-3) (03-0-0025) and Plat of Subdivision of property standing in the name of Par 5 Development Group, L.L.C. Being a parcel of land in Magruder View Parcel Id#(41-3) (03-0-0025A) is with the free consent and in accordance with the desires of the undersigned owners, proprietors and/or trustees.

12/26/2018  
Date

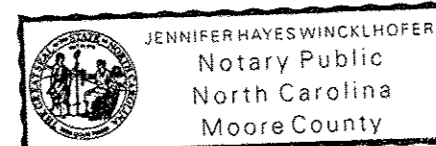
Jamie S. Encinosa  
Signature  
Name Printed

Certification of Notarization  
State of North Carolina  
Commonwealth of Virginia

County of James City  
I, Jennifer Hayes Winkalhofer, a Notary Public in and for the City/County and State aforesaid, do hereby certify that the person whose names are signed to the forgoing writing have acknowledged the same before me in the City/County aforesaid.  
Given under my hand this 26<sup>th</sup> day of December, 2018

Jennifer Hayes Winkalhofer  
Signature

My commission expires: 04-21-2023  
Notary registration number: 201611100176



CERTIFICATE OF APPROVAL:

The subdivision is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

27 Dec 2018  
Date

[Signature]  
Subdivision Agent of James City-County

SURVEYOR'S CERTIFICATE:

I hereby certify that, to the best of my knowledge or belief, that this plat compiles 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.

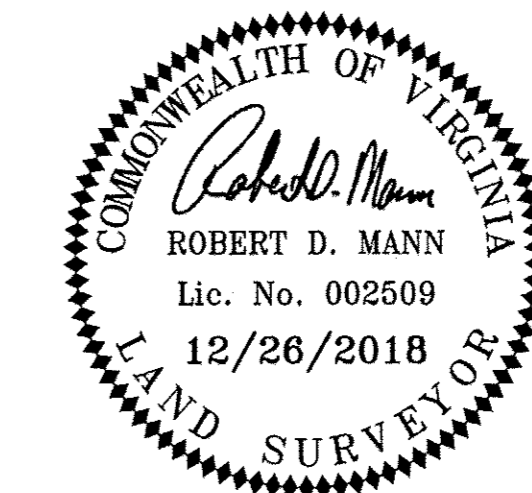
December 26, 2018  
Date

Robert D. Mann  
Name

Robert D. Mann  
Name Printed

2 Large/Small Plat(s) Recorded  
herewith as # 180020498

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
28 Dec 2018  
at 1:11 AM/PM, PB — PG —  
Document # 180020498  
MONA A. FOLEY, CLERK  
[Signature], Clerk



NOTES:

- 1.) Source of Meridian: NAD83 (CORS2011) based upon: GPS Observation February 27, 2018.
- 2.) This survey was prepared without the benefit of a title commitment or title report and all easements and encumbrances that might be disclosed in a title search may not be shown.
- 3.) Record measurements per plat are shown in parentheses.
- 4.) This plat is based on a field survey performed on February 27, and September 14, 2018.
- 5.) No Subsurface Utility Engineering (SUE) was performed or requested for this survey. Utilities if shown hereon are based on field observation only.
- 6.) The property shown hereon is located in flood zone X based on a scaled location on firm map number #51095C0143D effective date December 16, 2015. This flood determination is not a recommendation by Draper Aden Associates to not purchase or purchase flood insurance coverage and does not imply that the referenced property will or will not be free from flood damage.
- 7.) Matters pertaining to archeological or historic features, wetlands or flood conditions, if any, have not been addressed as part of this survey.
- 8.) Any unused well shall be abandoned in accordance with State Private Well regulations and James City County Codes.
- 9.) Easement denoted as " JCSA Utility easements" are for the exclusive use of James City Service Authority and the property owner. Other utility service providers desiring to use these easement with the exceptions 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.
- 10.) Unless otherwise noted, all drainage easements designated on this plat shall remain private.
- 11.) Monuments shall be set in accordance with sections 19-34 through 19-36 of the county code.



Engineering • Surveying • Environmental Services  
703 Thimble Shoals Boulevard, Suite C2  
Newport News, VA 23606  
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www.daa.com

- Raleigh, NC
- Fayetteville, NC
- Northern Virginia
- Virginia Beach, VA

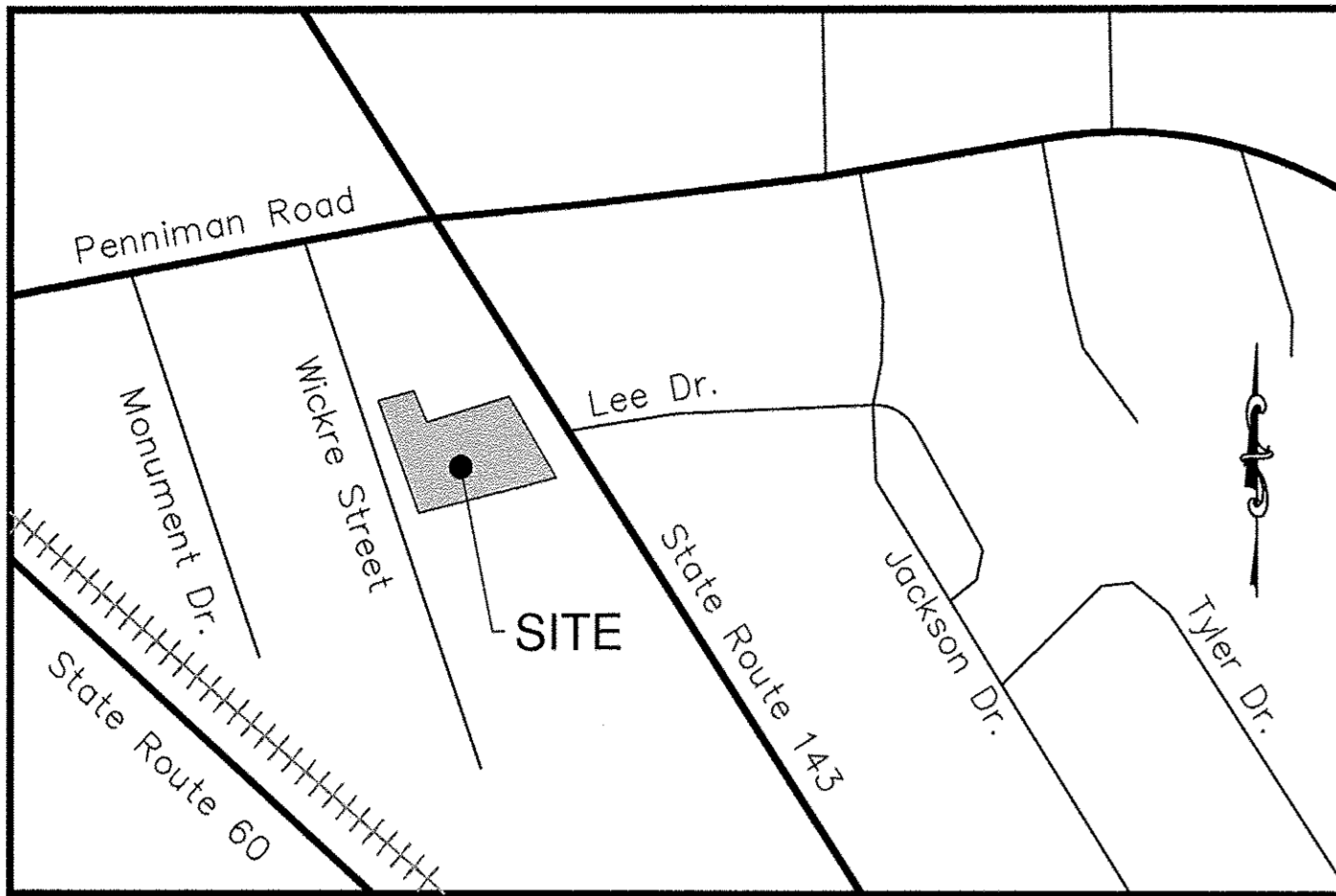
- Richmond, VA
- Blacksburg, VA
- Charlottesville, VA

PLAT OF BOUNDARY LINE VACATION  
BETWEEN LOT25 MAGRUDER VIEW AND  
PARCEL 1, SUBDIVISION OF THE  
PROPERTY OF MARGARET N. WESTON  
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

REVISIONS

DESIGNED BY: N/A  
DRAWN BY: MJL  
CHECKED BY: RDM  
SCALE:  
DATE: 12/26/2018  
PROJECT NUMBER:  
17070527-010504

SHEET  
1 OF 2

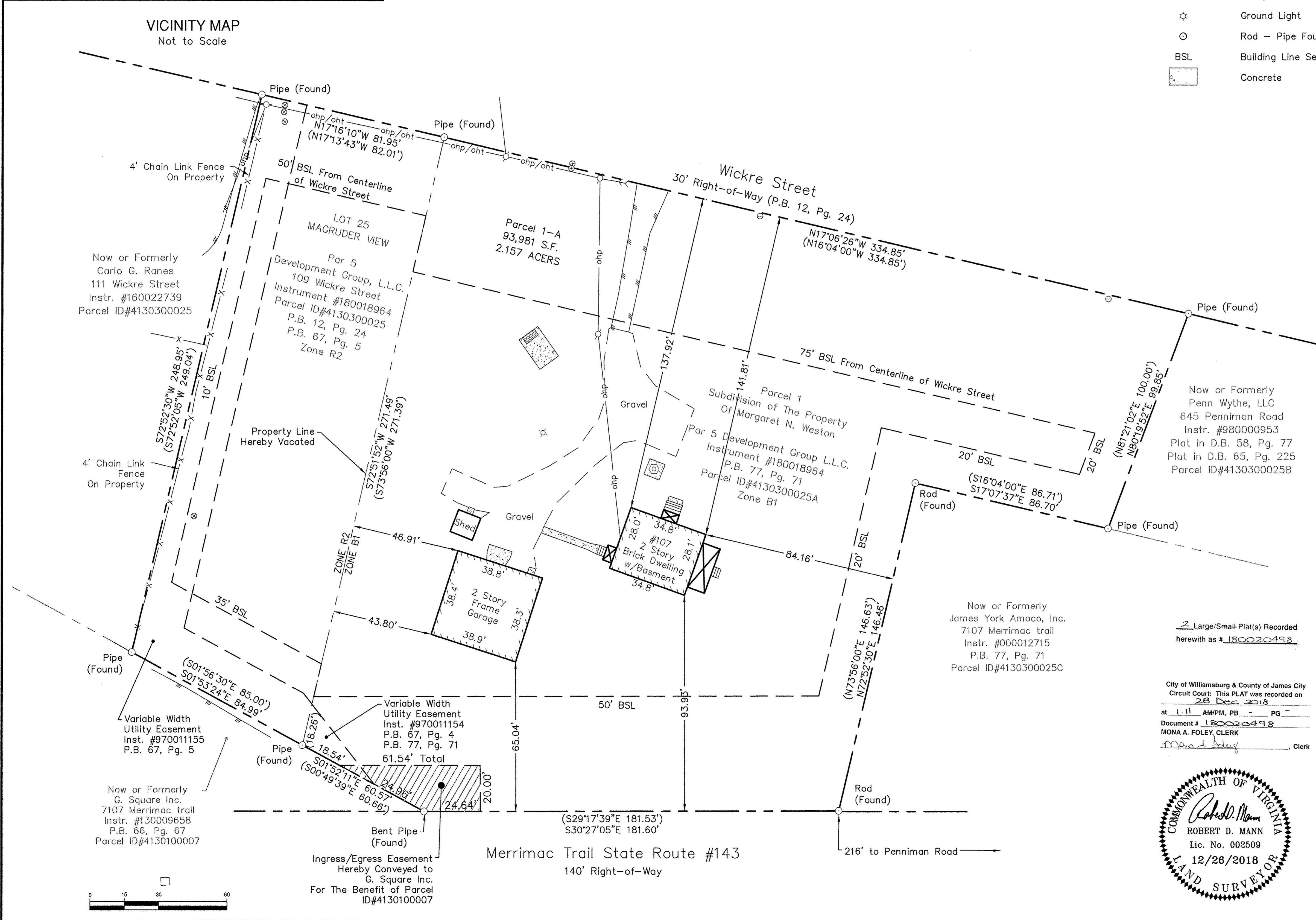
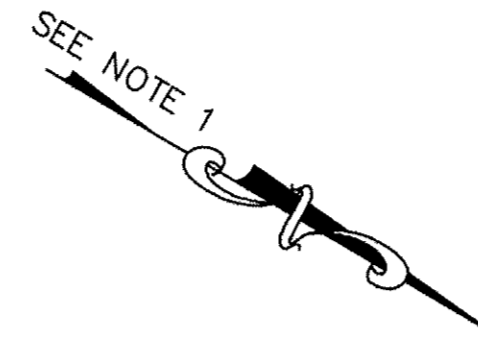


VICINITY MAP  
Not to Scale

PARCEL	ACRES	SQ. FT.
PARCEL 1-A	2.157	93,981
PARCEL 1	1.668	72,648
LOT 25	0.489	21,332

LEGEND

- Property Line
- Asphalt
- Building
- Fence
- Utility Lines
- Overhead power Line
- Water Meter
- Water Valve
- Utility Pole
- Ground Light
- Rod - Pipe Found
- Building Line Setback
- Concrete



Now or Formerly  
Carlo G. Ranes  
111 Wickre Street  
Instr. #160022739  
Parcel ID#4130300025

Par 5  
Development Group, L.L.C.  
109 Wickre Street  
Instrument #180018964  
Parcel ID#4130300025  
P.B. 12, Pg. 24  
P.B. 67, Pg. 5  
Zone R2

Parcel 1-A  
93,981 S.F.  
2.157 ACERS

Parcel 1  
Subdivision of The Property  
Of Margaret N. Weston  
Par 5 Development Group L.L.C.  
Instrument #180018964  
P.B. 77, Pg. 71  
Parcel ID#4130300025A  
Zone B1

Now or Formerly  
Penn Wythe, LLC  
645 Penniman Road  
Instr. #980000953  
Plat in D.B. 58, Pg. 77  
Plat in D.B. 65, Pg. 225  
Parcel ID#4130300025B

Now or Formerly  
James York Amoco, Inc.  
7107 Merrimac trail  
Instr. #000012715  
P.B. 77, Pg. 71  
Parcel ID#4130300025C

Now or Formerly  
G. Square Inc.  
7107 Merrimac trail  
Instr. #130009658  
P.B. 66, Pg. 67  
Parcel ID#4130100007

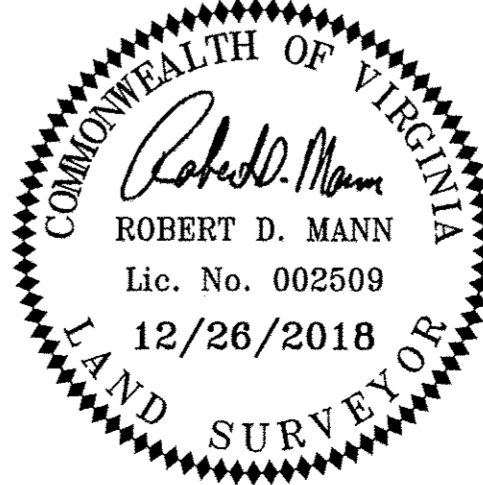
Variable Width  
Utility Easement  
Inst. #970011155  
P.B. 67, Pg. 5

Variable Width  
Utility Easement  
Inst. #970011154  
P.B. 67, Pg. 4  
P.B. 77, Pg. 71  
61.54' Total

Ingress/Egress Easement  
Hereby Conveyed to  
G. Square Inc.  
For The Benefit of Parcel  
ID#4130100007

2 Large/Small Plat(s) Recorded  
herewith as # 180020498

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Circuit Court: This PLAT was recorded on  
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*Mona Foley* Clerk



PLAT OF BOUNDARY LINE VACATION  
BETWEEN LOT 25 MAGRUDER VIEW AND  
PARCEL 1, SUBDIVISION OF THE  
PROPERTY OF MARGARET N. WESTON  
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

REVISIONS	
DESIGNED BY:	N/A
DRAWN BY:	MJL
CHECKED BY:	RDM
SCALE:	1" = 30'
DATE:	12/26/2018
PROJECT NUMBER:	17070527-010504
SHEET 2 OF 2	

**Draper Aden Associates**  
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- Charlottesville, VA
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