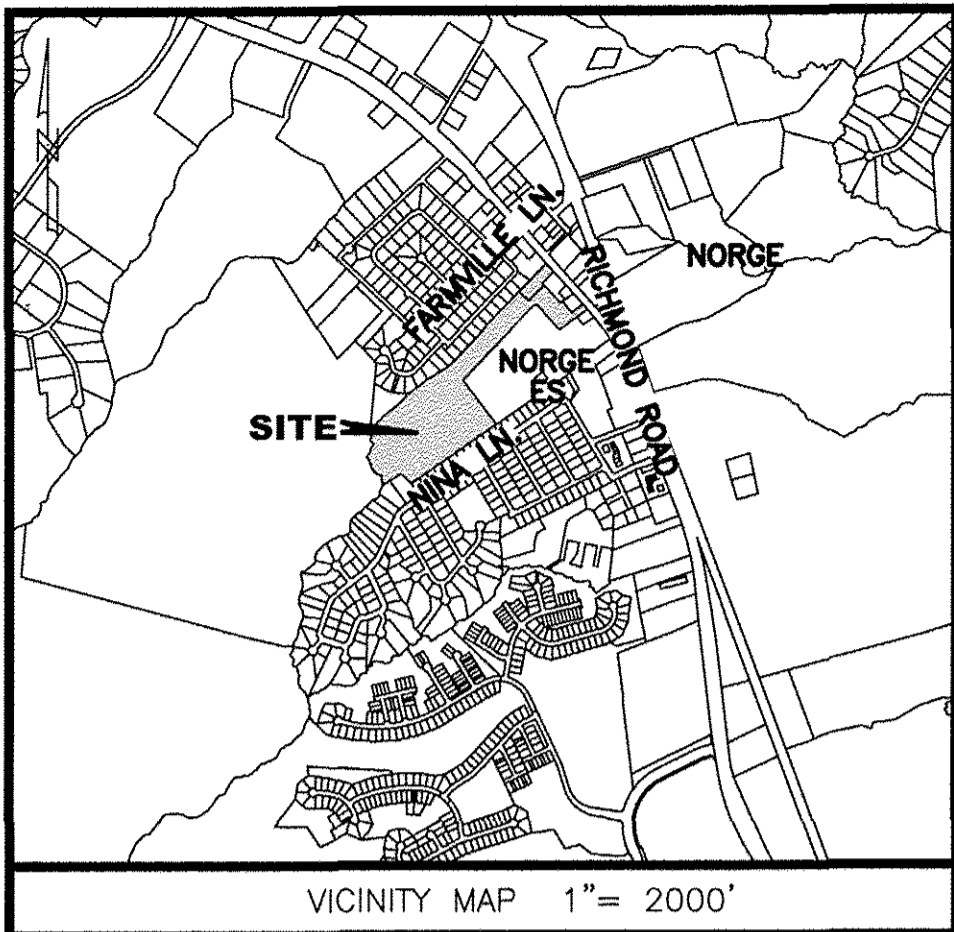


190010405



**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THE LAND WITHIN THIS SUBDIVISION IS DESIGNATED AS PARCEL ID: 2320100030A & 2320100030.
3. THE RIGHT-OF-WAY LABELED "HITCHEN'S LANE" IS HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
4. VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE BMP OR ITS STRUCTURES AND SHALL BE SAVED HARMLESS FROM ANY DAMAGE.
5. ALL PARCELS SHALL BE SERVED BY PUBLIC WATER & PUBLIC SEWER.
6. 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 TO 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.
7. THE PROPERTY AS SHOWN DOES NOT LIE WITHIN A FEMA DEFINED FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP #51095C0107D, DATED 12/16/15. (PANEL NOT PRINTED)
8. 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.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. ALL NEW UTILITIES SHALL BE UNDERGROUND.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
12. WETLANDS AND LAND WITHIN 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.
13. COMMON AREA/CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
14. PER THE PROFFERS ASSOCIATED WITH THIS PROJECT NO IRRIGATION WELLS SHALL BE ESTABLISHED OR UTILIZED FOR ANY RESIDENTIAL UNIT.
15. JCC CASE NUMBERS FOR THIS PROJECT ARE: Z-19-05, SUP-32-05, SP-104-06, S-078-06, MP-16-05, S-037-2012 & SP-071-2012.
16. EXISTING PARCEL BOUNDARIES ARE SHOWN PER ALTA/ACSM LAND TITLE SURVEY OF PARCEL 2320100030A & 2320100030.

**SUBDIVISION STATISTICS**

EXISTING AREA	
PIN: 2320100030	1.1430 AC.
PIN: 2320100030A	±28.3138 AC.
<b>TOTAL</b>	<b>±29.4568 AC.</b>
PROPOSED AREAS	
AREA OF 75 LOTS	10.4698 AC.
PUBLIC R/W	3.7878 AC.
PRIVATE R/W	0.9085 AC.
OPEN SPACE	±13.1848 AC.
PARCEL 1	0.7385 AC.
FUTURE DEVELOPMENT	0.3674 AC.
<b>TOTAL</b>	<b>±29.4568 AC.</b>
NATURAL OPEN SPACE EASEMENT	±1.90 AC.

SUBDIVISION PLAT OF  
**WALNUT FARM**  
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DATE: 07/12/2019 SCALE: N.T.S. JOB# 13-354  
SHEET 1 OF 6

**LandTech Resources, Inc.**  
Surveying • Engineering • GPS  
3925 Midlands Road, Williamsburg, VA 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

**SITE INFORMATION**

PIN: 2320100030A 7345 RICHMOND ROAD WILLIAMSBURG, VA 23188 ZONING DISTRICT: R2-GENERAL RESIDENTIAL WITH CLUSTER OVERLAY, WITH PROFFERS	PIN: 2320100030 7375 RICHMOND ROAD WILLIAMSBURG, VA 23188 ZONING DISTRICT: B1-GENERAL BUSINESS, WITH PROFFERS BUILDING SETBACKS (SBL): AS SHOWN
---	--

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANDERSON-HUGHES, LLC TO RICHMOND NORGE, LLC BY DEED DATED DECEMBER 28, 2009 AND IS RECORDED IN THE CLERKS OFFICE OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 090034221

**OWNER'S CERTIFICATE**

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

*Ally E. Spahr*  
OWNER  
*Managing member*  
TITLE  
DATE: July 15<sup>th</sup> 2019

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, I, Tammy Michelle Mears, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 15<sup>th</sup> DAY OF July, 2019. MY COMMISSION EXPIRES 01/31/2021

*Tammy Michelle Mears*  
NOTARY PUBLIC  
REGISTRATION: 7536121  
My Commission Expires 1/31/2021

**CERTIFICATE OF SOURCE OF TITLE**

LOT 2 AS SHOWN ON THIS PLAT WAS CONVEYED BY RICHMOND NORGE, LLC TO CAROL L. BENDER BY DEED DATED OCTOBER 19, 2018 AND IS RECORDED IN THE CLERKS OFFICE OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 180016805.

**OWNER'S CERTIFICATE**

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

*Carol L. Bender, MD*  
OWNER  
DATE: 7/15/19

**CERTIFICATE OF NOTARIZATION**

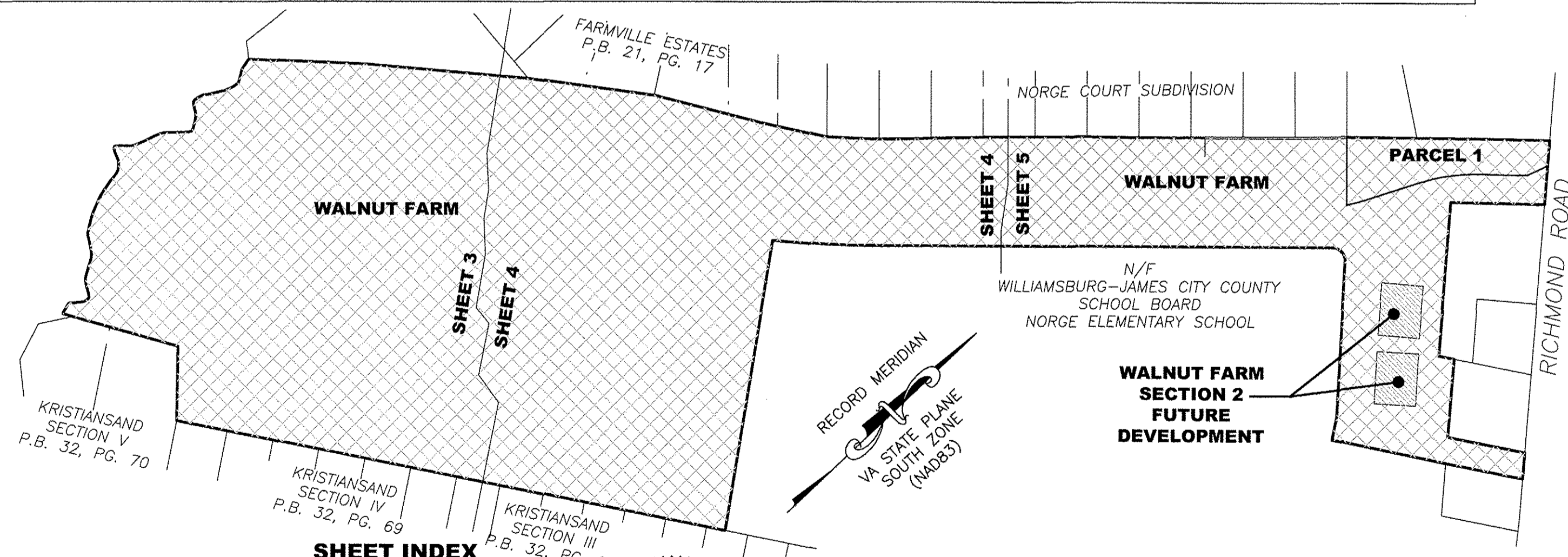
STATE OF VIRGINIA  
CITY/COUNTY OF James City, I, Tammy Michelle Mears, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 15<sup>th</sup> DAY OF July, 2019. MY COMMISSION EXPIRES 01/31/2021

*Tammy Michelle Mears*  
NOTARY PUBLIC  
REGISTRATION: 7536121  
My Commission Expires 1/31/2021

**CERTIFICATE OF APPROVAL**

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

16 July 2019  
DATE  
*Ellen Cook*  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
7/18/19  
DATE  
*Ellen Cook*  
SUBDIVISION AGENT OF JAMES CITY COUNTY

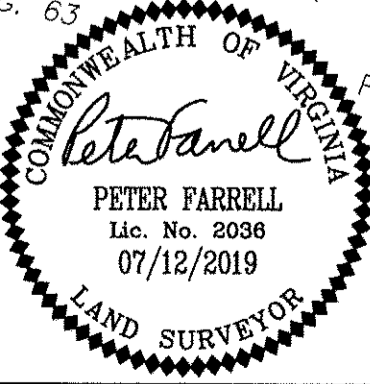


**SHEET INDEX (N.T.S.)**

**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.

*Peter Farrell*  
PETER FARRELL, L.S. 2036  
DATE: 07/12/2019

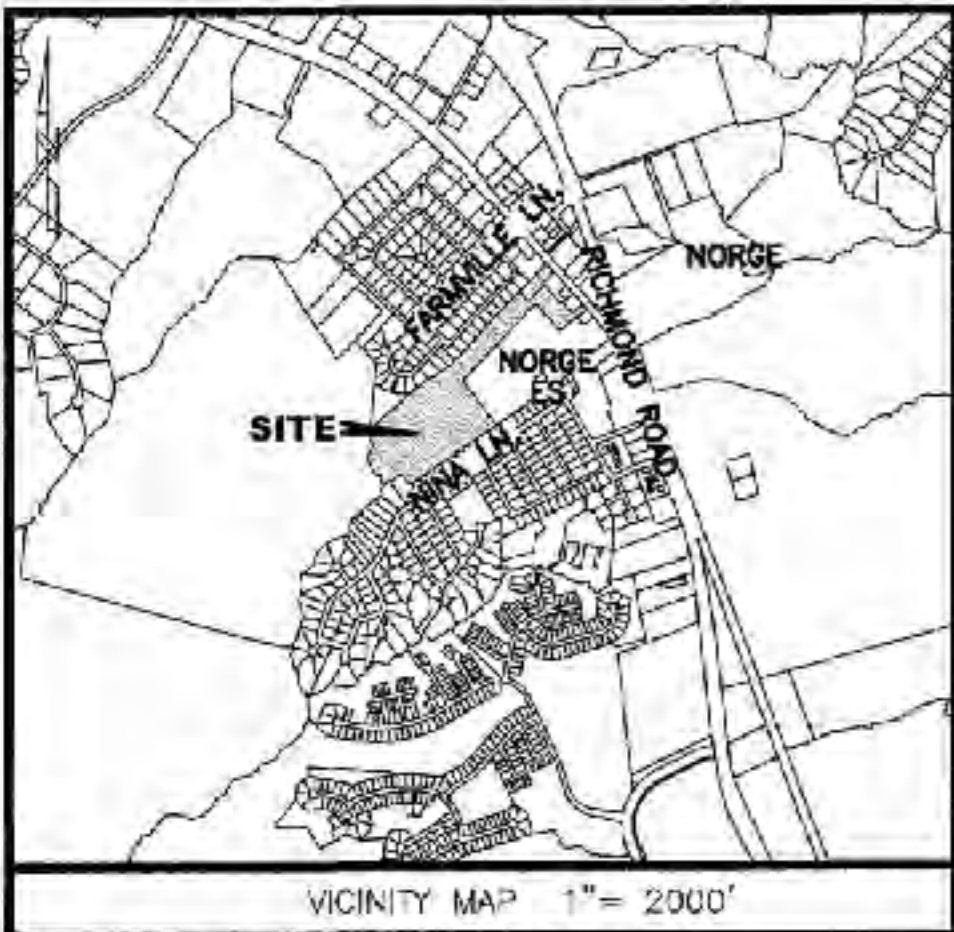


**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 19<sup>th</sup> DAY OF July, 2019.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 190010405  
TESTE **WONA A. FOLEY, CLERK**  
BY *Wona A. Foley*, CLERK



190010405



**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THE LAND WITHIN THIS SUBDIVISION IS DESIGNATED AS PARCEL ID: 2320100030A & 2320100030.
3. THE RIGHT-OF-WAY LABELED "HITCHEN'S LAKE" IS HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
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16. EXISTING PARCEL BOUNDARIES ARE SHOWN PER ALTA/ACSM LAND TITLE SURVEY OF PARCEL 2320100030A & 2320100030.

**SUBDIVISION STATISTICS**

EXISTING AREA	
PIN: 2320100030	1.1430 AC.
PIN: 2320100030A	±28.3138 AC.
<b>TOTAL</b>	<b>±29.4568 AC.</b>
PROPOSED AREAS	
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FUTURE DEVELOPMENT	0.3674 AC.
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NATURAL OPEN SPACE EASEMENT	±1.90 AC.

SUBDIVISION PLAT OF  
**WALNUT FARM**  
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DATE: 07/12/2019 SCALE: N.T.S. JOB# 13-354  
SHEET 1 OF 5

**LandTech Resources, Inc.**  
Surveying • Engineering • GPS  
3925 Midlands Road, Williamsburg, VA 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

**SITE INFORMATION**

PIN: 2320100030A 7345 RICHMOND ROAD WILLIAMSBURG, VA 23188  
ZONING DISTRICT: R2-GENERAL RESIDENTIAL WITH CLUSTER OVERLAY, WITH PROFFERS

PIN: 2320100030 7375 RICHMOND ROAD WILLIAMSBURG, VA 23188  
ZONING DISTRICT: B1-GENERAL BUSINESS, WITH PROFFERS BUILDING SETBACKS (SBL): AS SHOWN

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANDERSON-HUGHES, LLC TO RICHMOND NORGE, LLC BY DEED DATED DECEMBER 28, 2009 AND IS RECORDED IN THE CLERKS OFFICE OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 090034221

**OWNER'S CERTIFICATE**

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

*Ally C. Spahr*  
OWNER  
Managing member  
DATE: July 15th 2019

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, *James Michelle Means*, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 15th DAY OF July 2019. MY COMMISSION EXPIRES 01/31/2021

*James Michelle Means*  
NOTARY PUBLIC  
REGISTRATION: 7536121  
My Commission Expires 01/31/2021

**CERTIFICATE OF SOURCE OF TITLE**

LOT 2 AS SHOWN ON THIS PLAT WAS CONVEYED BY RICHMOND NORGE, LLC TO CAROL L. BENDER BY DEED DATED OCTOBER 19, 2018 AND IS RECORDED IN THE CLERKS OFFICE OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 180016805.

**OWNER'S CERTIFICATE**

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

*Carol L. Bender MD*  
OWNER  
DATE: 7/15/19

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, *James Michelle Means*, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 15th DAY OF July 2019. MY COMMISSION EXPIRES 01/31/2021

*James Michelle Means*  
NOTARY PUBLIC  
REGISTRATION: 7536121  
My Commission Expires 01/31/2021

**CERTIFICATE OF APPROVAL**

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

10/28/2019 DATE  
*Ellen Cook*  
VIRGINIA DEPARTMENT OF TRANSPORTATION

7/18/19 DATE  
*Ellen Cook*  
SUBDIVISION AGENT OF JAMES CITY COUNTY

**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.

*Peter Farrell*  
PETER FARRELL, L.S. 2036  
DATE: 07/12/2019



**SHEET INDEX (N.T.S.)**

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 19th DAY OF July 2019.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 190010405  
TESTE **NONA A. FOLEY, CLERK**  
BY *Judy Zick* CLERK

10 Large/Small Plat(s) Recorded herewith as # 190010405



190010405

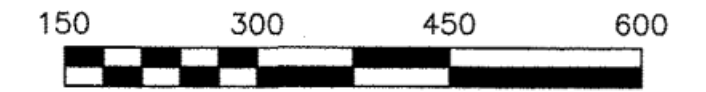
SUBDIVISION PLAT OF  
WALNUT FARM

STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DATE: 07/12/2019 SCALE: 1" = 150' JOB# 13-354  
SHEET 2 OF 6

**LandTech**  
Resources, Inc.

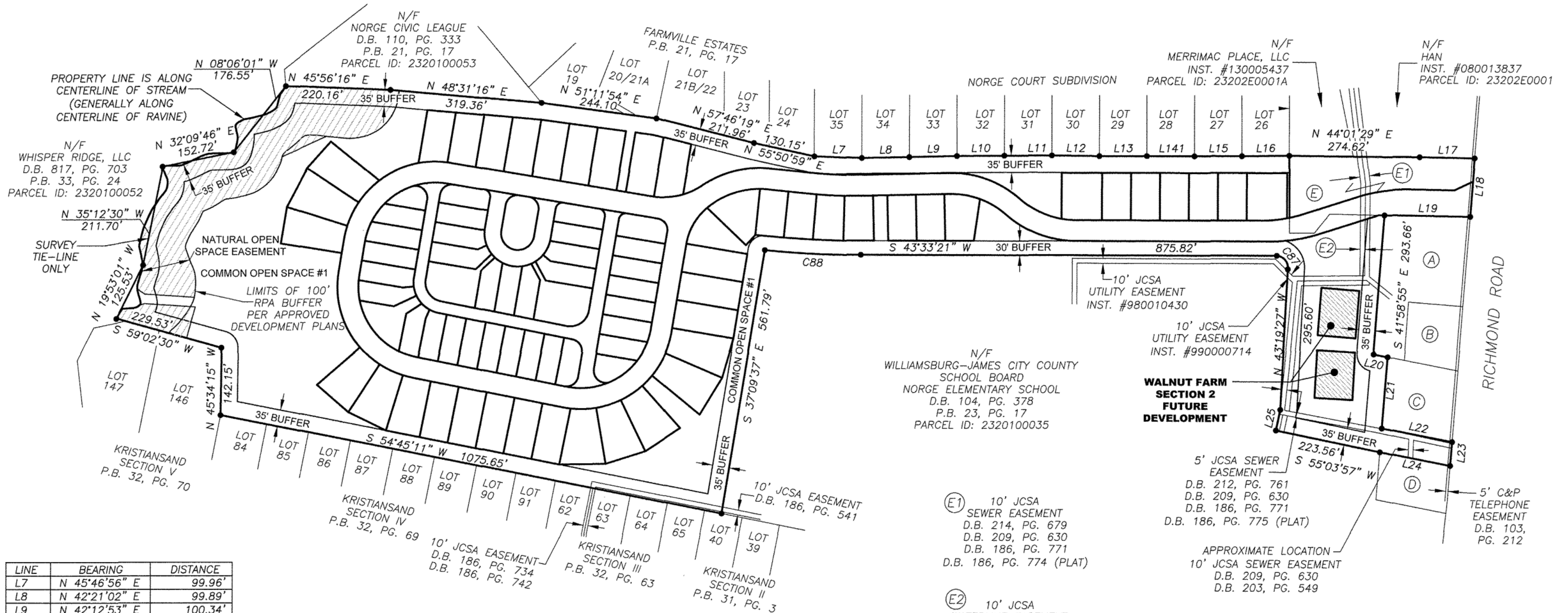
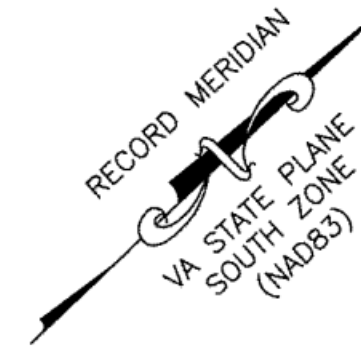
Surveying • Engineering • GPS

3925 Midlands Road, Williamsburg, VA 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com



Scale: 1"=150'

- (A) N/F HUGHES  
INST. #090003891  
PARCEL ID: 2320100031
- (B) N/F HAMILTON  
W.B. 13, PG. 358  
PARCEL ID: 2320100032
- (C) N/F SPEEGLE  
INST. #040002027  
PARCEL ID: 2320100033
- (D) N/F MILLER  
D.B. 74, PG. 548  
PARCEL ID: 2320100034
- (E) PROPERTY OF RICHMOND NORGE, LLC  
INST. #090034221  
PARCEL ID: 2320100030



LINE	BEARING	DISTANCE
L7	N 45°46'56" E	99.96'
L8	N 42°21'02" E	99.89'
L9	N 42°12'53" E	100.34'
L10	N 42°59'06" E	99.79'
L11	N 43°23'34" E	100.01'
L12	N 44°10'36" E	100.03'
L13	N 43°21'36" E	100.07'
L14	N 43°29'53" E	100.08'
L15	N 43°27'10" E	100.15'
L16	N 42°46'03" E	99.78'
L17	N 44°32'19" E	115.80'
L18	S 41°53'21" E	122.77'
L19	S 44°29'38" W	180.68'
L20	N 54°28'44" E	29.96'
L21	S 41°51'20" E	149.91'
L22	N 54°28'44" E	151.09'
L23	S 41°53'21" E	50.33'
L24	S 54°28'44" W	150.93'
L25	N 34°44'33" W	44.35'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C87	25.00'	41.31'	36.76'	N 86°06'08" W 94°39'53"
C88	2028.36'	202.23'	202.15'	N 46°24'43" E 5°42'45"

**OVERALL BOUNDARY**

(E1) 10' JCSA SEWER EASEMENT  
D.B. 214, PG. 679  
D.B. 209, PG. 630  
D.B. 186, PG. 771  
D.B. 186, PG. 774 (PLAT)

(E2) 10' JCSA WATERLINE EASEMENT  
D.B. 214, PG. 683

5' JCSA SEWER EASEMENT  
D.B. 212, PG. 761  
D.B. 209, PG. 630  
D.B. 186, PG. 771  
D.B. 186, PG. 775 (PLAT)

APPROXIMATE LOCATION  
10' JCSA SEWER EASEMENT  
D.B. 209, PG. 630  
D.B. 203, PG. 549

Large/Small Plat(s) Recorded  
herewith as # 190010405



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
July 19, 2019  
at 9:08 AM PM PB PG  
Document # 190010405  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk



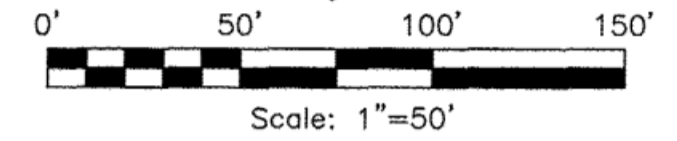
190010405

SUBDIVISION PLAT OF  
WALNUT FARM

STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DATE: 07/12/2019 SCALE: 1" = 50' JOB# 13-354  
SHEET 3 OF 6

**LandTech Resources, Inc.**  
Surveying • Engineering • GPS

205-E Bulifants Blvd., Williamsburg, VA 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com



LEGEND

- = IRON ROD TO BE SET
- = CONSERVATION EASEMENT SIGN

EASEMENT LEGEND

- 10' DRAINAGE EASEMENT (TYPICAL LOTS 44-75)
- VARIABLE WIDTH DRAINAGE EASEMENT
- 20' JCSA UTILITY EASEMENT
- VARIABLE WIDTH JCSA UTILITY EASEMENT
- 10' PUBLIC UTILITY EASEMENT
- 5' LANDSCAPE PRESERVATION EASEMENT
- 15' DRAINAGE EASEMENT
- 5' PUBLIC UTILITY EASEMENT & LANDSCAPE PRESERVATION EASEMENT (LOTS 44 THROUGH 75)

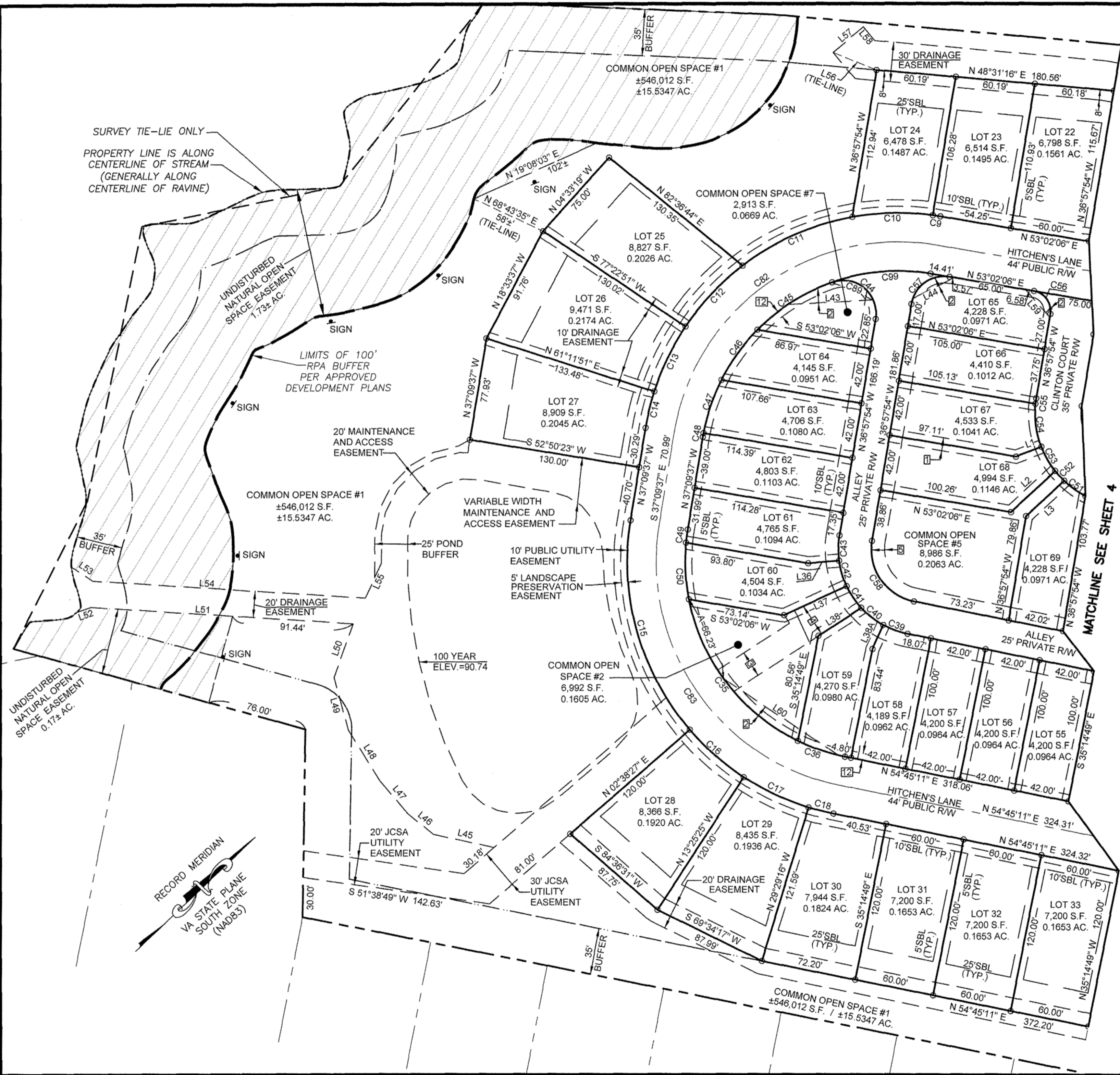
BUILDING SETBACKS

- LOTS 1 THROUGH LOT 43  
FRONT: 10'  
SIDE: 5'  
REAR: 25'
- LOT 44 THROUGH LOT 75  
FRONT: 5'  
SIDE: 5'  
REAR: 10'

SEE SHEET 6 FOR LINE AND CURVE TABLES

Large/Small Plat(s) Recorded  
herewith as # 190010405

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
July 19, 2019  
at 9:08 AM; PB PG  
Document # 190010405  
MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk



SURVEY TIE-LIE ONLY  
PROPERTY LINE IS ALONG  
CENTERLINE OF STREAM  
(GENERALLY ALONG  
CENTERLINE OF RAVINE)

UNDISTURBED  
NATURAL OPEN  
SPACE EASEMENT  
1.73± AC.

LIMITS OF 100'  
RPA BUFFER  
PER APPROVED  
DEVELOPMENT PLANS

20' MAINTENANCE  
AND ACCESS  
EASEMENT

COMMON OPEN SPACE #1  
±546,012 S.F.  
±15.5347 AC.

35'  
BUFFER

20' DRAINAGE  
EASEMENT

UNDISTURBED  
NATURAL OPEN  
SPACE EASEMENT  
0.17± AC.

100 YEAR  
ELEV.=90.74

COMMON OPEN  
SPACE #2  
6,992 S.F.  
0.1605 AC.

20' JCSA  
UTILITY  
EASEMENT



30' JCSA  
UTILITY  
EASEMENT

20' DRAINAGE  
EASEMENT

20' DRAINAGE  
EASEMENT

20' DRAINAGE  
EASEMENT

20' DRAINAGE  
EASEMENT

20' DRAINAGE  
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20' DRAINAGE  
EASEMENT

20' DRAINAGE  
EASEMENT

MATCHLINE SEE SHEET 4

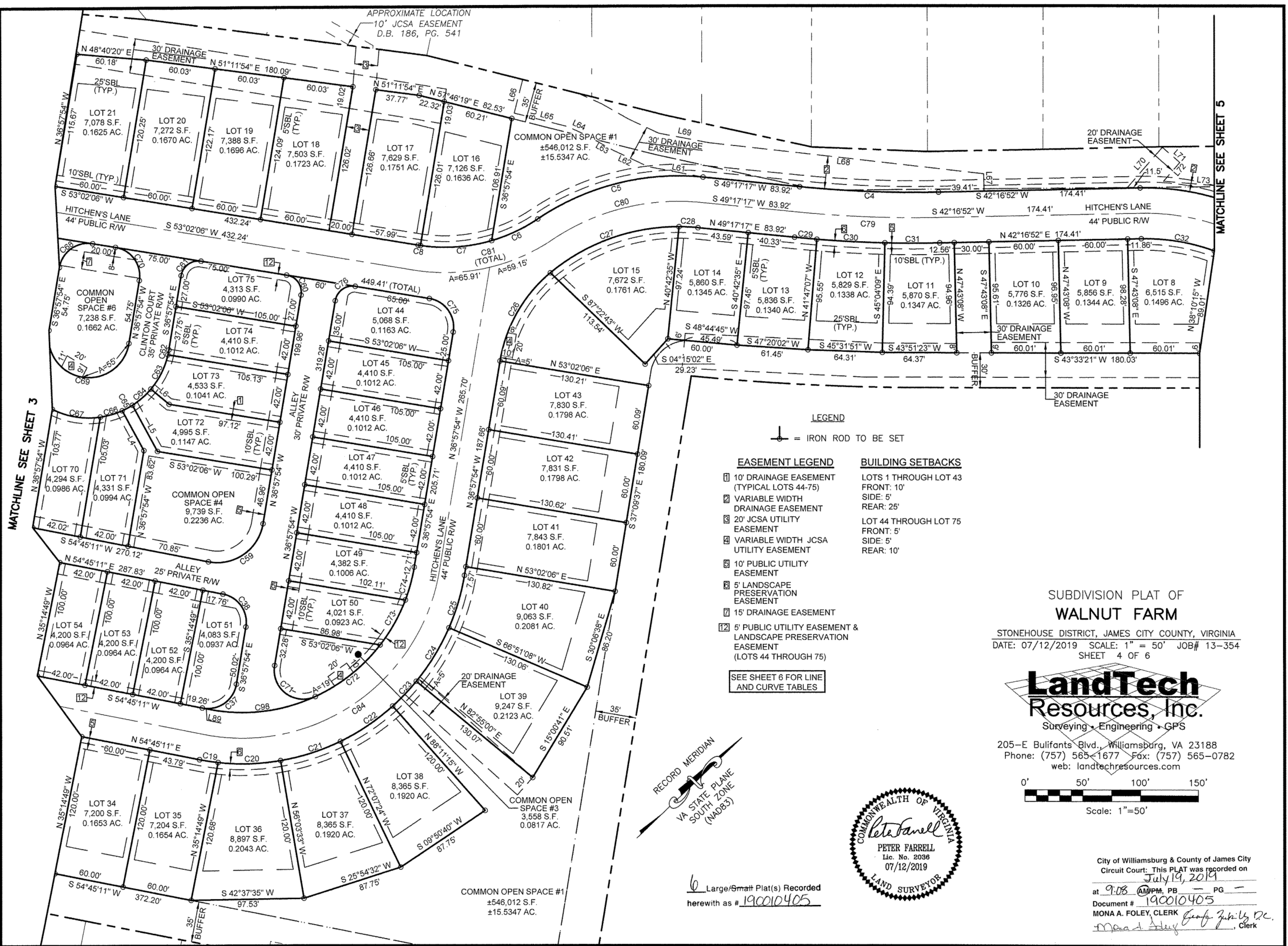


190010405

APPROXIMATE LOCATION  
10' JCSA EASEMENT  
D.B. 186, PG. 541

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 5



**LEGEND**

⊙ = IRON ROD TO BE SET

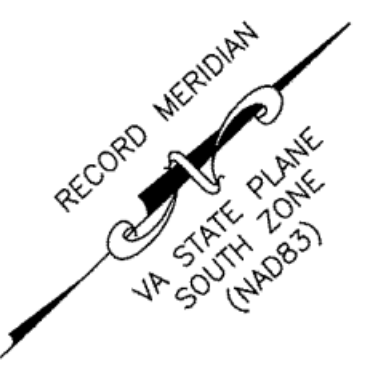
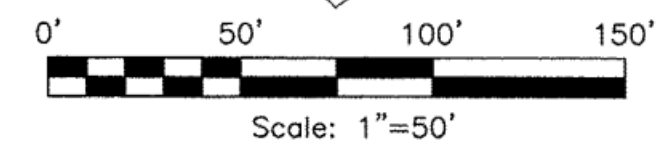
<b>EASEMENT LEGEND</b>	<b>BUILDING SETBACKS</b>
① 10' DRAINAGE EASEMENT (TYPICAL LOTS 44-75)	LOTS 1 THROUGH LOT 43
② VARIABLE WIDTH DRAINAGE EASEMENT	FRONT: 10'
③ 20' JCSA UTILITY EASEMENT	SIDE: 5'
④ VARIABLE WIDTH JCSA UTILITY EASEMENT	REAR: 25'
⑤ 10' PUBLIC UTILITY EASEMENT	LOT 44 THROUGH LOT 75
⑥ 5' LANDSCAPE PRESERVATION EASEMENT	FRONT: 5'
⑦ 15' DRAINAGE EASEMENT	SIDE: 5'
⑧ 5' PUBLIC UTILITY EASEMENT & LANDSCAPE PRESERVATION EASEMENT (LOTS 44 THROUGH 75)	REAR: 10'

SEE SHEET 6 FOR LINE AND CURVE TABLES

SUBDIVISION PLAT OF  
**WALNUT FARM**  
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DATE: 07/12/2019 SCALE: 1" = 50' JOB# 13-354  
SHEET 4 OF 6

**LandTech Resources, Inc.**  
Surveying • Engineering • GPS

205-E Bulifants Blvd., Williamsburg, VA 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com



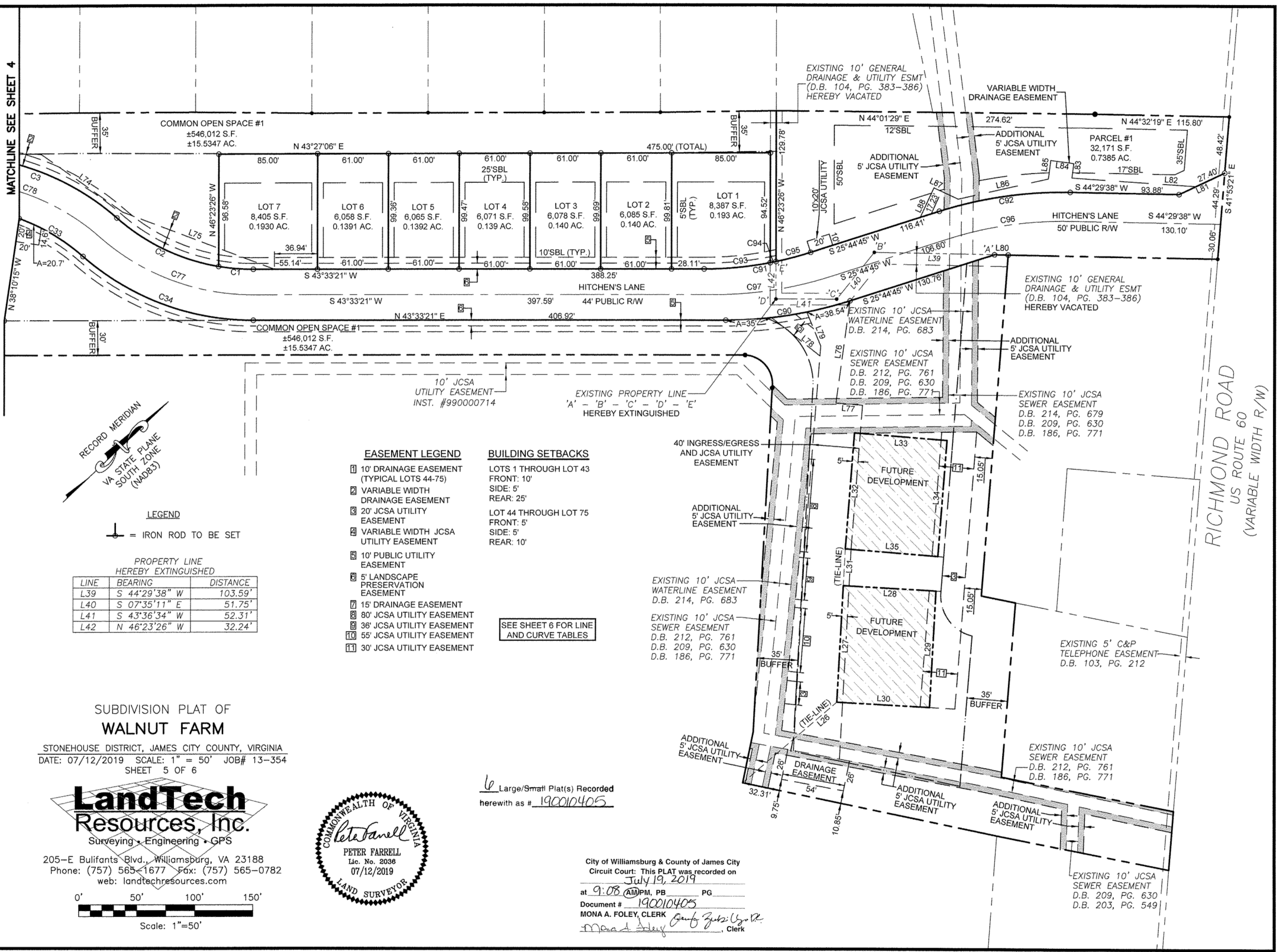
6 Large/Small Plat(s) Recorded  
herewith as # 190010405

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
July 19, 2019  
at 9:08 AM PM, PG. —  
Document # 190010405  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk



190010405

MATCHLINE SEE SHEET 4



LEGEND  
= IRON ROD TO BE SET

PROPERTY LINE  
HEREBY EXTINGUISHED

LINE	BEARING	DISTANCE
L39	S 44°29'38" W	103.59'
L40	S 07°35'11" E	51.75'
L41	S 43°36'34" W	52.31'
L42	N 46°23'26" W	32.24'

- EASEMENT LEGEND**
- 1 10' DRAINAGE EASEMENT (TYPICAL LOTS 44-75)
  - 2 VARIABLE WIDTH DRAINAGE EASEMENT
  - 3 20' JCSA UTILITY EASEMENT
  - 4 VARIABLE WIDTH JCSA UTILITY EASEMENT
  - 5 10' PUBLIC UTILITY EASEMENT
  - 6 5' LANDSCAPE PRESERVATION EASEMENT
  - 7 15' DRAINAGE EASEMENT
  - 8 80' JCSA UTILITY EASEMENT
  - 9 36' JCSA UTILITY EASEMENT
  - 10 55' JCSA UTILITY EASEMENT
  - 11 30' JCSA UTILITY EASEMENT

- BUILDING SETBACKS**
- LOTS 1 THROUGH LOT 43  
FRONT: 10'  
SIDE: 5'  
REAR: 25'
  - LOT 44 THROUGH LOT 75  
FRONT: 5'  
SIDE: 5'  
REAR: 10'

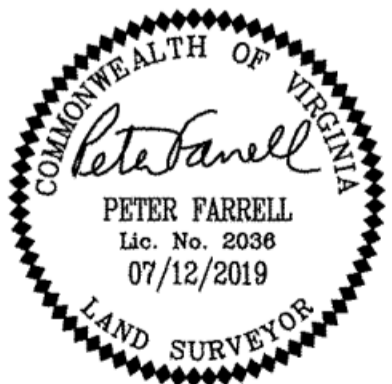
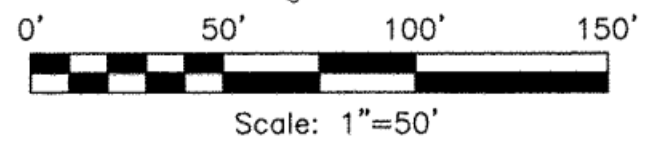
SEE SHEET 6 FOR LINE AND CURVE TABLES

### SUBDIVISION PLAT OF WALNUT FARM

STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DATE: 07/12/2019 SCALE: 1" = 50' JOB# 13-354  
SHEET 5 OF 6



205-E Bulfants Blvd., Williamsburg, VA 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com



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Mona A. Foley Clerk

RICHMOND ROAD  
US ROUTE 60  
(VARIABLE WIDTH R/W)

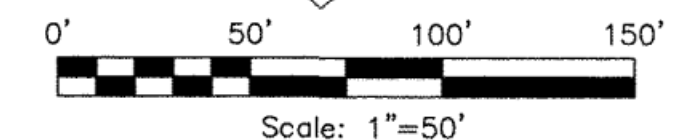


190010405

SUBDIVISION PLAT OF  
**WALNUT FARM**  
 STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA  
 DATE: 07/12/2019 SCALE: 1" = 50' JOB# 13-354  
 SHEET 6 OF 6



205-E Bulifants Blvd., Williamsburg, VA 23188  
 Phone: (757) 565-1677 Fax: (757) 565-0782  
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Scale: 1"=50'

LINE	BEARING	DISTANCE
L1	N 22°20'10" E	20.59'
L2	N 00°48'31" E	45.72'
L3	N 00°48'31" E	39.45'
L4	N 74°44'20" W	39.46'
L5	N 74°44'20" W	45.70'
L6	S 83°44'02" W	20.58'
L26	N 03°01'26" E	106.59'
L27	N 43°19'27" W	100.00'
L28	S 46°40'33" W	80.00'
L29	S 43°19'27" E	100.00'
L30	S 46°40'33" W	80.00'
L31	N 43°18'59" W	31.45'
L32	N 41°56'09" W	100.00'
L33	N 48°03'51" E	80.00'
L34	S 41°56'09" E	100.00'
L35	S 48°03'51" W	80.00'
L36	N 38°45'21" E	23.52'
L37	N 18°24'42" E	52.31'
L38	N 10°24'10" W	38.82'
L38A	N 22°18'48" W	20.05'
L43	N 40°26'07" E	64.63'
L44	S 16°39'43" W	35.04'
L45	N 55°53'20" E	47.19'

LINE	BEARING	DISTANCE
L46	N 82°46'07" E	24.59'
L47	S 86°58'35" E	33.08'
L48	S 78°32'33" E	44.93'
L49	S 61°29'51" E	41.06'
L50	S 26°59'43" E	43.18'
L51	S 47°18'32" W	198.99'
L52	S 23°56'45" W	11.62'
L53	S 76°56'52" W	19.42'
L54	S 47°18'32" W	206.99'
L55	N 21°41'45" W	29.00'
L56	S 65°23'38" W	35.55'
L57	N 03°31'16" E	30.00'
L58	S 86°28'44" E	13.48'
L59	S 87°50'05" E	27.82'
L60	S 76°58'10" W	103.91'
L61	S 54°25'30" W	48.30'
L62	S 68°37'50" W	33.73'
L63	S 73°09'57" W	26.44'
L64	S 68°01'10" W	17.96'
L65	S 57°46'19" W	47.17'
L66	N 32°13'41" W	30.00'
L67	S 47°43'08" E	15.00'

LINE	BEARING	DISTANCE
L68	S 49°59'31" W	239.58'
L69	S 54°25'30" W	43.43'
L70	N 05°26'48" W	46.65'
L71	S 84°33'12" W	20.00'
L72	N 05°26'48" W	21.48'
L73	N 48°17'13" E	63.34'
L74	S 78°55'22" W	85.89'
L75	S 64°13'48" W	139.68'
L76	N 38°38'13" W	88.74'
L77	S 48°03'51" W	23.00'
L78	N 81°46'51" E	53.17'
L79	N 68°50'25" W	31.56'
L80	S 44°29'38" W	11.79'
L81	S 18°17'31" W	43.48'
L82	S 47°19'02" W	107.16'
L83	S 38°58'44" E	12.50'
L84	N 51°01'16" E	20.00'
L85	N 38°58'44" W	16.00'
L86	N 30°44'54" E	79.75'
L87	N 68°18'06" E	23.00'
L88	N 21°41'54" W	28.00'
L89	N 54°45'11" E	6.26'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	178.00'	30.00'	29.96'	S 48°23'02" W	9°39'22"
C2	178.00'	98.52'	97.27'	S 69°04'07" W	31°42'46"
C3	217.00'	161.51'	157.81'	S 63°36'11" W	42°38'38"
C4	983.00'	120.22'	120.14'	S 45°47'04" W	7°00'26"
C5	217.00'	150.28'	147.30'	S 29°26'54" W	39°40'46"
C6	143.00'	44.25'	44.07'	S 18°28'21" W	17°43'40"
C7	143.00'	62.13'	61.64'	S 39°46'59" W	24°53'35"
C8	143.00'	2.01'	2.01'	S 52°37'56" W	0°48'19"
C9	194.00'	5.75'	5.75'	S 52°11'09" W	1°41'54"
C10	194.00'	61.33'	61.07'	S 42°16'49" W	18°06'45"
C11	194.00'	91.69'	90.84'	S 19°41'04" W	27°04'46"
C12	194.00'	63.50'	63.22'	S 03°13'58" E	18°45'18"
C13	194.00'	54.79'	54.61'	S 20°42'03" E	16°10'52"
C14	194.00'	28.34'	28.31'	S 32°58'33" E	8°22'08"
C15	194.00'	169.97'	164.58'	S 62°15'33" E	50°11'51"
C16	194.00'	54.39'	54.21'	N 84°36'36" E	16°03'51"
C17	194.00'	54.40'	54.22'	N 68°32'43" E	16°03'55"
C18	194.00'	19.50'	19.49'	N 57°37'58" E	5°45'34"
C19	194.00'	16.23'	16.22'	N 52°21'24" E	4°47'35"
C20	194.00'	54.24'	54.06'	N 41°57'03" E	16°01'07"
C21	194.00'	54.39'	54.22'	N 25°54'33" E	16°03'52"
C22	194.00'	54.39'	54.22'	N 09°50'41" E	16°03'53"
C23	194.00'	29.54'	29.51'	N 02°33'00" W	8°43'29"
C24	194.00'	54.34'	54.16'	N 14°56'12" W	16°02'55"
C25	194.00'	47.42'	47.30'	N 29°57'49" W	14°00'19"
C26	125.00'	89.18'	87.30'	N 16°31'48" W	40°52'38"
C27	173.00'	120.59'	118.17'	N 23°52'41" E	39°56'20"
C28	173.00'	16.43'	16.42'	N 46°34'04" E	5°26'27"
C29	1027.00'	19.30'	19.30'	N 48°45'00" E	1°04'35"
C30	1027.00'	58.86'	58.86'	N 46°34'11" E	3°17'03"
C31	1027.00'	47.44'	47.43'	N 43°36'15" E	2°38'48"
C32	173.00'	64.38'	64.00'	N 52°56'28" E	21°19'14"
C33	173.00'	64.38'	64.01'	N 74°15'48" E	21°19'25"
C34	222.00'	160.29'	156.83'	N 64°14'25" E	41°22'09"
C35	150.00'	139.87'	134.86'	N 84°10'48" W	53°25'32"
C36	150.00'	37.58'	37.48'	N 61°55'48" E	14°21'15"
C37	25.00'	40.02'	35.88'	S 08°53'38" W	91°43'05"
C38	25.00'	38.52'	34.82'	S 81°06'22" E	88°16'55"
C39	65.00'	19.75'	19.67'	S 63°27'26" W	17°24'30"
C40	65.00'	21.03'	20.94'	S 81°25'55" W	18°32'27"
C41	65.00'	20.07'	19.99'	N 80°27'02" W	17°41'41"
C42	65.00'	20.15'	20.07'	N 62°43'14" W	17°45'56"
C43	65.00'	19.14'	19.07'	N 45°24'05" W	16°52'22"
C44	25.00'	51.92'	43.08'	N 83°32'17" E	118°59'37"
C45	150.00'	67.53'	66.96'	N 11°08'37" E	25°47'45"
C46	150.00'	47.01'	46.82'	N 10°44'00" W	17°57'29"
C47	150.00'	42.68'	42.54'	N 27°51'49" W	16°18'08"
C48	150.00'	3.00'	3.00'	N 36°35'15" W	1°08'44"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C49	150.00'	10.03'	10.03'	N 39°04'36" W	3°49'57"
C50	150.00'	43.13'	42.98'	N 49°13'48" W	16°28'28"
C51	70.00'	19.84'	19.77'	S 78°36'40" W	16°14'13"
C52	70.00'	10.01'	10.00'	N 89°10'27" W	8°11'32"
C53	70.00'	21.27'	21.19'	N 76°22'22" W	17°24'39"
C54	70.00'	33.26'	32.95'	N 54°03'24" W	27°13'17"
C55	70.00'	4.25'	4.25'	N 38°42'19" W	3°28'51"
C56	15.00'	23.56'	21.21'	S 81°57'54" E	90°00'00"
C57	25.00'	39.27'	35.36'	N 08°02'06" E	90°00'00"
C58	40.00'	61.63'	55.71'	N 81°06'22" W	88°16'55"
C59	40.00'	64.03'	57.41'	N 08°53'38" E	91°43'05"
C60	15.00'	23.56'	21.21'	N 81°57'54" W	90°00'00"
C61	15.00'	23.56'	21.21'	S 08°02'06" W	90°00'00"
C62	70.00'	4.25'	4.25'	S 35°13'29" E	3°28'51"
C63	70.00'	33.26'	32.95'	S 19°52'19" E	27°13'28"
C64	70.00'	21.29'	21.21'	S 02°27'16" W	17°25'40"
C65	70.00'	10.01'	10.00'	S 15°15'40" W	8°10'48"
C66	70.00'	19.81'	19.74'	S 27°28'06" W	16°12'51"
C67	70.00'	42.66'	42.00'	S 53°02'05" W	34°54'58"
C68	25.00'	39.27'	35.36'	N 08°02'06" E	90°00'00"
C69	35.00'	109.96'	70.00'	S 53°02'06" W	180°00'00"
C70	25.00'	39.27'	35.36'	S 81°57'54" E	90°00'00"
C71	25.00'	54.13'	44.16'	N 81°00'26" E	124°03'21"
C72	150.00'	72.18'	71.48'	N 05°11'40" E	27°34'10"
C73	150.00'	44.81'	44.64'	N 17°08'54" W	17°06'58"
C74	150.00'	29.47'	29.43'	N 31°20'09" W	11°15'31"
C75	25.00'	39.27'	35.36'	N 81°57'54" W	90°00'00"
C76	15.00'	23.56'	21.21'	N 08°02'06" E	90°00'00"
C77	200.00'	144.41'	141.29'	S 64°14'25" W	41°22'09"
C78	195.00'	145.13'	141.81'	S 63°36'11" W	42°38'38"
C79	1005.00'	122.91'	122.83'	S 45°47'04" W	7°00'26"
C80	195.00'	135.04'	132.36'	S 29°26'54" W	39°40'46"
C81	165.00'	125.06'	122.09'	S 31°19'19" W	43°25'35"
C82	172.00'	270.76'	243.66'	S 07°56'15" W	90°11'43"
C83	172.00'	264.43'	239.15'	S 81°12'13" E	88°05'12"
C84	172.00'	275.33'	246.86'	N 08°53'38" E	91°43'05"
C85	52.50'	80.89'	73.12'	S 81°06'22" E	88°16'55"
C86	52.50'	164.93'	105.00'	N 53°02'06" E	180°00'00"
C89	25.00'	37.17'	33.84'	S 66°37'59" W	85°11'01"
C90	350.00'	108.80'	108.36'	N 34°39'03" E	17°48'36"
C91	300.00'	93.25'	92.88'	S 34°39'03" W	17°48'36"
C92	350.00'	114.53'	114.02'	S 35°07'12" W	18°44'53"
C93	300.00'	57.24'	57.15'	S 38°05'25" W	10°55'52"
C94	300.00'	5.10'	5.10'	S 32°08'15" W	0°58'28"
C95	300.00'	30.92'	30.90'	S 28°41'53" W	5°54'16"
C96	325.00'	106.34'	105.87'	S 35°07'12" W	18°44'53"
C97	325.00'	101.02'	100.62'	S 34°39'03" W	17°48'36"
C98	150.00'	93.66'	92.14'	N 36°51'58" E	35°46'26"
C99	149.99'	75.90'	75.10'	S 38°32'26" W	28°59'40"



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