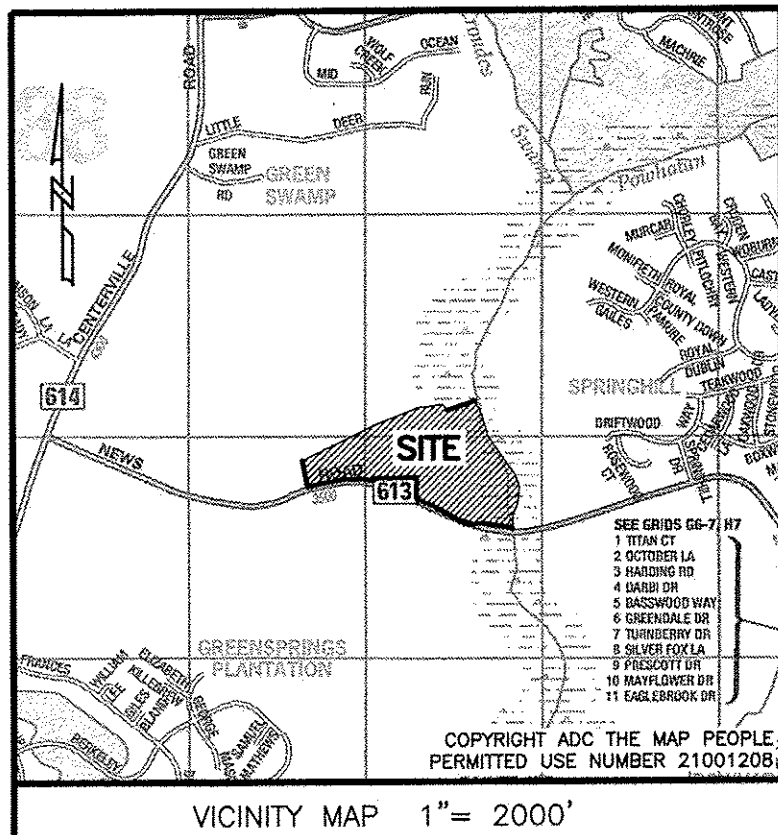


190013194



SUBDIVISION OF THE PROPERTY OF

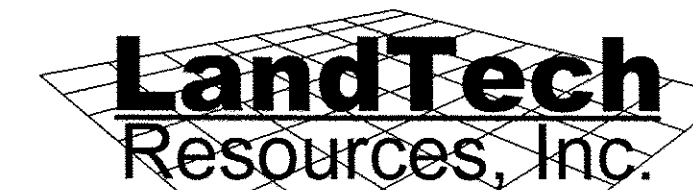
MARY LEE NEW ESTATE

BEING PIN: 3710100004

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 07/09/2019

JOB # 18-511



Surveying • Engineering • GPS

3925 Midlands Road, Williamsburg, Virginia 23188

Phone: (757) 565-1677 Fax: (757) 565-0782

web: landtechresources.com

SHEET 1 OF 4

JCC-S-19-0037

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. WETLAND LOCATION SHOWN PER DELINEATIONS BY ROTH ENVIRONMENTAL.
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. PARCEL LIES IN FIRM ZONES "AE", "A" & "X" ACCORDING TO FLOOD INSURANCE RATE MAPS #51095C0116D & #51095C0118D, 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.
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. EXISTING DRAINFIELD FOR RESIDENCE #3640 IS BASED ON PERMIT SKETCH PROVIDED BY VA DEPT. OF HEALTH. ALL OTHER DRAINFIELD LOCATIONS ARE PER ROBERT NEW (RESIDENT OF #3640 & EXECUTOR OF THE MARY LEE NEW ESTATE).
13. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
14. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.
15. THIS PROPERTY IS SUBJECT TO CUP-29-78, A CONDITIONAL USE PERMIT FOR MOBILE HOMES LOCATED ON THE PROPERTY.
16. EXISTING STRUCTURES LOCATED WITHIN THE SETBACK FROM NEWS ROAD ARE NON-CONFORMING.

OWNERS CERTIFICATE

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 Lee New
ROBERT LEE NEW, EXECUTOR

7/22/2019
DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
OFF/COUNTY OF James City I, Linda Vergakis, A NOTARY PUBLIC
IN AND FOR THE OFF/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 OFF/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 22nd DAY OF July, 2019.

MY COMMISSION EXPIRES August 31, 2022

[Signature of Linda Fay Vergakis]
NOTARY PUBLIC

Linda Fay Vergakis
NOTARY PUBLIC
Registration # 7623437
Commonwealth of Virginia
My Commission Expires 08/31/22

REGISTRATION NO. 7623437

PROPERTY INFORMATION

PARCEL ID: PARCEL ID #3710100004

ZONING DISTRICT: A1

BUILDING SETBACK: (PER ZONING ORDINANCE)

FRONT = 75'
REAR = 35'
SIDE = 15'

EXISTING ADDRESS:
#3640 NEWS ROAD
WILLIAMSBURG, VIRGINIA 23188

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF MARY LEE NEW ESTATE, AND WAS ACQUIRED BY MARY LEE NEW (DECEASED) FROM HENLEY LENARD NEW, SR. (DECEASED) BY THAT CERTAIN WILL DATED DECEMBER 13, 1977 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN WILL BOOK 16, PAGE 50.

CERTIFICATE OF APPROVAL

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

8/7/19 DATE Ellen Cook SUBDIVISION AGENT OF JAMES CITY COUNTY

July 15 2019 DATE Virginia Department of Health [Signature]

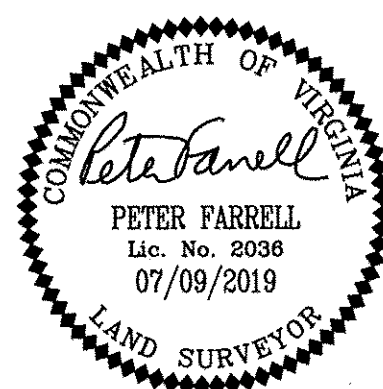
20 July 2019 DATE Virginia Department of Transportation [Signature]

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.

07/09/2019 DATE

[Signature of Peter Farrell]
PETER FARRELL, L.S. 2036



AREA TABULATION

PIN #3710100004 = 1,611,456± S.F. / 37.00± AC.

NEW LOT 1 = 1,350,036± S.F. / 31.00± AC.

NEW LOT 2 = 130,710 S.F. / 3.00 AC.

NEW LOT 3 = 130,710 S.F. / 3.00 AC.

TOTAL AREA = 1,611,456± S.F. / 37.00± AC.

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 12 DAY OF Sept, 2019. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:50 am INSTRUMENT # 190013194

4 Large/Small Plat(s) Recorded herewith as # 190013194

TESTE MONA A. FOLEY, CLERK

190013194

SUBDIVISION OF THE PROPERTY OF

MARY LEE NEW ESTATE

BEING PIN: 3710100004

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 07/09/2019 SCALE: 1"=200' JOB # 18-511

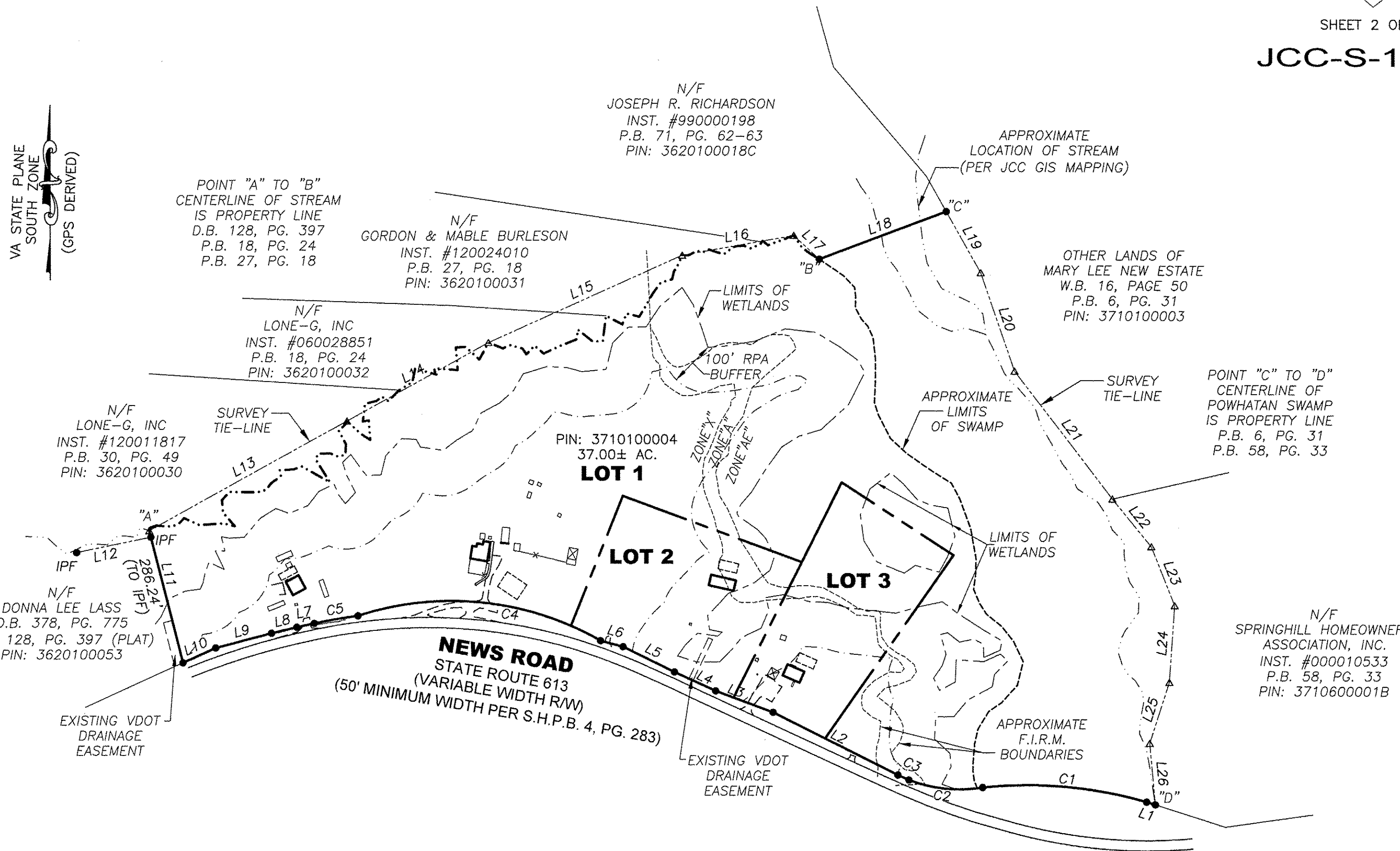
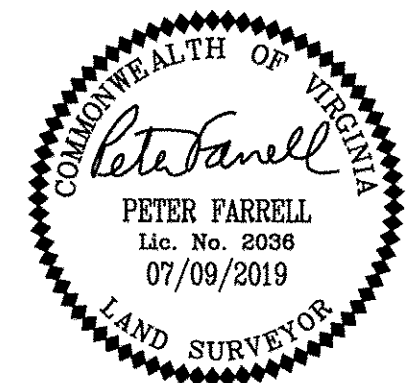
PROPERTY INFORMATION

PARCEL ID: PARCEL ID #3710100004
 ZONING DISTRICT: A1
 BUILDING SETBACK: (PER ZONING ORDINANCE)
 FRONT = 50'
 REAR = 35'
 SIDE = 15'
 EXISTING ADDRESS:
 #3640 NEWS ROAD
 WILLIAMSBURG, VIRGINIA 23188

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 web: landtechresources.com

SHEET 2 OF 4

JCC-S-19-0037



PROPERTY LINES

LINE	BEARING	DISTANCE
L1	N 72°41'13" W	20.00'
L2	S 63°28'54" E	307.80'
L3	S 69°34'48" E	135.37'
L4	S 65°20'37" E	100.00'
L5	S 63°49'22" E	126.60'
L6	S 75°11'48" E	51.44'
L7	N 77°43'23" E	39.64'
L8	N 76°35'52" E	57.25'
L9	N 75°13'06" E	127.46'
L10	N 65°42'45" E	79.35'
L11	N 14°20'08" W	300.86'
L18	N 69°29'38" E	299.67'

SURVEY TIE-LINES

LINE	BEARING	DISTANCE
L12	S 78°20'06" W	167.43'
L13	N 61°06'07" E	499.23'
L14	N 60°55'04" E	357.64'
L15	N 65°46'23" E	469.83'
L16	N 79°59'25" E	250.24'
L17	S 47°22'36" E	76.56'
L19	N 29°29'46" W	154.49'
L20	N 18°59'46" W	229.00'
L21	N 37°29'46" W	355.00'
L22	N 39°29'43" W	135.25'
L23	N 21°40'01" W	139.63'
L24	N 03°54'03" E	169.95'
L25	N 17°49'35" E	141.30'
L26	N 05°05'51" W	135.28'

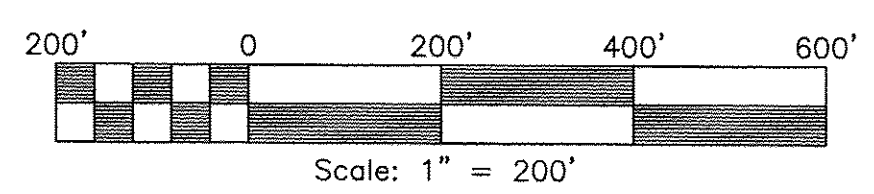
PROPERTY LINES

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	962.51'	366.13'	363.93'	N 85°11'39" W	21°47'42"
C2	310.46'	165.72'	163.76'	S 84°28'16" E	30°35'00"
C3	1,407.39'	26.88'	26.88'	S 65°53'26" E	1°05'40"
C4	663.92'	554.84'	538.83'	N 84°10'20" W	47°52'56"
C5	1,170.92'	98.14'	98.11'	S 80°07'27" W	4°48'08"

OVERALL PROPERTY
 SEE SHEETS 3 & 4 FOR DETAIL

4 Large/Small Plat(s) Recorded
 herewith as # 190013194

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 Sept. 12, 2019
 at 11:50 AM, PG. PG.
 Document # 190013194
 MONA A. FOLEY, CLERK
 Clerk



190013194

LINE	BEARING	DISTANCE
L6	S 75°11'48" E	51.44'
L7	N 77°43'23" E	39.64'
L8	N 76°35'52" E	57.25'
L9	N 75°13'06" E	127.46'
L10	N 65°42'45" E	79.35'
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CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C4	663.92'	554.84'	538.83'	N 84°10'20" W	47°52'56"
C5	1,170.92'	98.14'	98.11'	S 80°07'27" W	4°48'08"

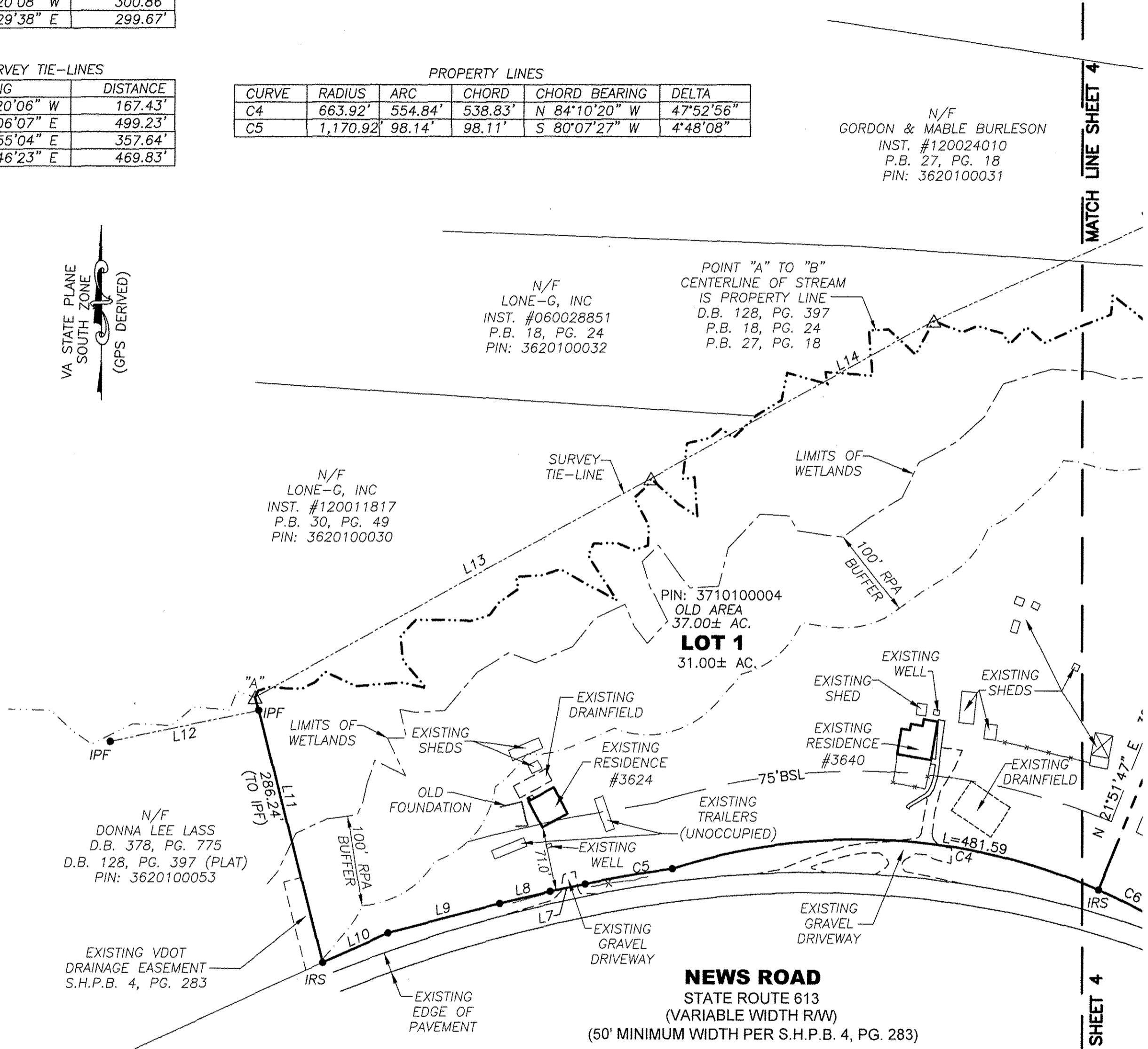
SUBDIVISION OF THE PROPERTY OF
MARY LEE NEW ESTATE
 BEING PIN: 3710100004
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 07/09/2019 SCALE: 1"=100' JOB # 18-511

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SHEET 3 OF 4
JCC-S-19-0037

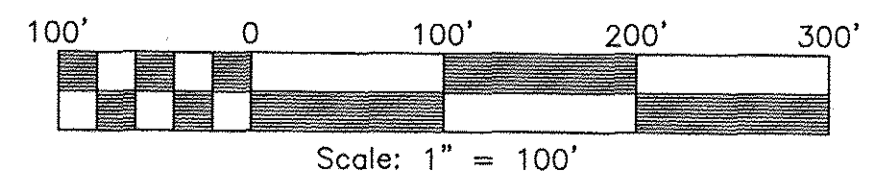


VA STATE PLANE
 SOUTH ZONE
 (GPS DERIVED)



DETAIL
 SEE SHEET 2 FOR OVERALL

LEGEND
 IPF = IRON PIPE FOUND
 IRS = IRON ROD TO BE SET
 --- FENCE



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 Sept. 12, 2019
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 Document # 190013194
 MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

4 Large Scale Plats Recorded
 herewith as # 190013194

190013194

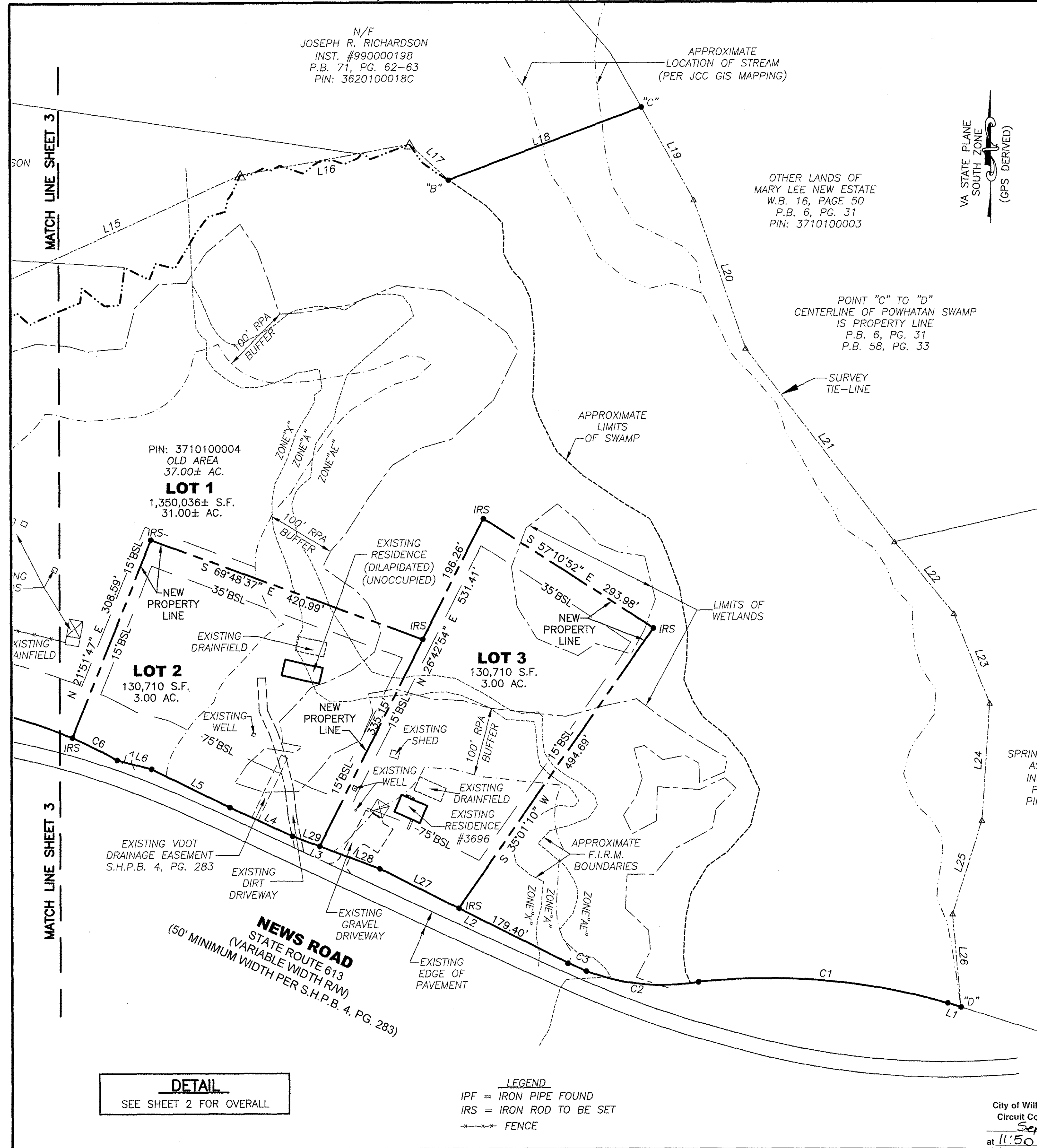
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MARY LEE NEW ESTATE
 BEING PIN: 3710100004

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 07/09/2019 SCALE: 1"=100' JOB # 18-511

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SHEET 4 OF 4
JCC-S-19-0037



PROPERTY LINES

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LINE	BEARING	DISTANCE
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C3	1,407.39'	26.88'	26.88'	S 65°53'26" E	1°05'40"

NEW PROPERTY LINES

LINE	BEARING	DISTANCE
L27	S 63°28'54" E	128.40'
L28	N 69°34'48" W	93.02'
L29	N 69°34'48" W	42.35'

NEW PROPERTY LINES

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C6	663.92'	73.25'	73.21'	N 63°23'30" W	6°19'16"

PIN: 3710100004
 OLD AREA
 37.00± AC.
LOT 1
 1,350,036± S.F.
 31.00± AC.

LOT 2
 130,710 S.F.
 3.00 AC.

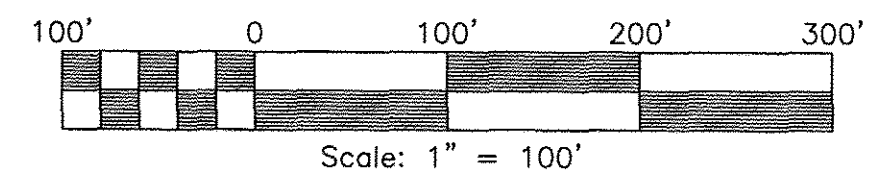
LOT 3
 130,710 S.F.
 3.00 AC.

N/F
 SPRINGHILL HOMEOWNERS
 ASSOCIATION, INC.
 INST. #000010533
 P.B. 58, PG. 33
 PIN: 3710600001B

NEWS ROAD
 STATE ROUTE 613
 (VARIABLE WIDTH R/W)
 (50' MINIMUM WIDTH PER S.H.P.B. 4, PG. 283)

DETAIL
 SEE SHEET 2 FOR OVERALL

LEGEND
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 IRS = IRON ROD TO BE SET
 --- FENCE



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