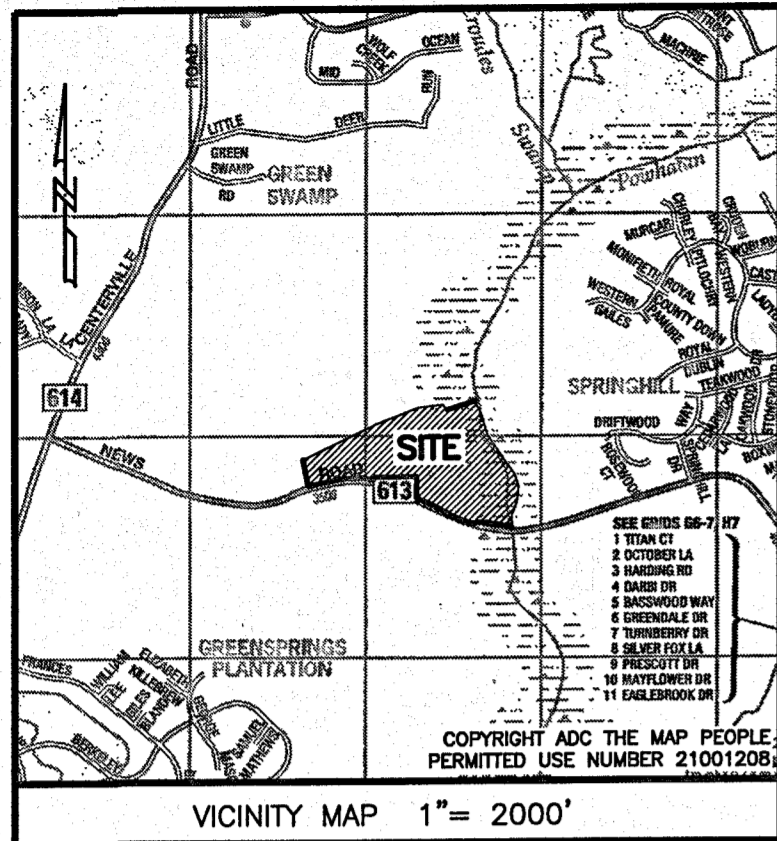


200000996



BOUNDARY LINE ADJUSTMENT
BETWEEN LOT 1 AND LOT 2
MARY LEE NEW ESTATE
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 11/26/2019 SCALE: 1"=100' JOB # 18-511



SHEET 1 OF 4
JCC-S-19-0114

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.
17. ORIGINAL SUBDIVISION CREATING LOT 1, LOT 2 & LOT 3 IS RECORDED AS INSTRUMENT #190013194 AND IS JCC CASE #S-19-0037.

OWNERS CERTIFICATE (LOTS 1 & 2)

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 2 > cutor 1-9-2020
ROBERT LEE NEW, EXECUTOR DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY I, LINDA VERGAKIS, 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 9th DAY OF JANUARY, 2020. MY COMMISSION EXPIRES AUGUST 31, 2022.

Linda Vergakis
NOTARY PUBLIC
REGISTRATION NO. 7623437

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

PROPERTY INFORMATION

LOT 1
OWNER: MARY LEE NEW ESTATE
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

LOT 2

OWNER: MARY LEE NEW ESTATE
PARCEL ID #3710100004A
ZONING DISTRICT: A1
BUILDING SETBACK: (PER ZONING ORDINANCE)
FRONT = 75'
REAR = 35'
SIDE = 15'
EXISTING ADDRESS:
#3668 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

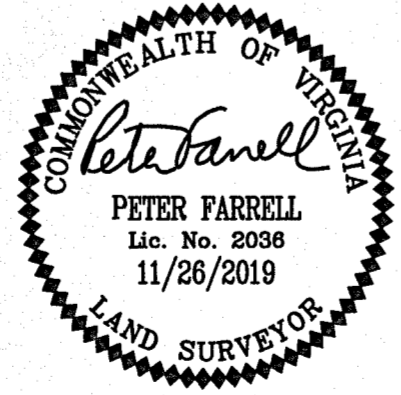
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

1/16/20 DATE Ellen Cook 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.

11/26/2019 DATE Peter Farrell PETER FARRELL, L.S. 2036



AREA TABULATION

Table with 3 columns: LOT, OLD AREA, NEW AREA. Row 1: LOT 1, 1,350,036± S.F. / 31.00± AC., 1,350,036± S.F. / 31.00± AC. Row 2: LOT 2, 130,710 S.F. / 3.00 AC., 130,710 S.F. / 3.00 AC.

4 Large/Small Plat(s) Recorded herewith as # 200000996

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 25 DAY OF January, 2020 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 8:35 am. INSTRUMENT # 200000996 TESTE ROMA A. FOLEY, CLERK

20000996

**BOUNDARY LINE ADJUSTMENT
BETWEEN LOT 1 AND LOT 2
MARY LEE NEW ESTATE**

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 11/26/2019 SCALE: 1"=100' JOB # 18-511

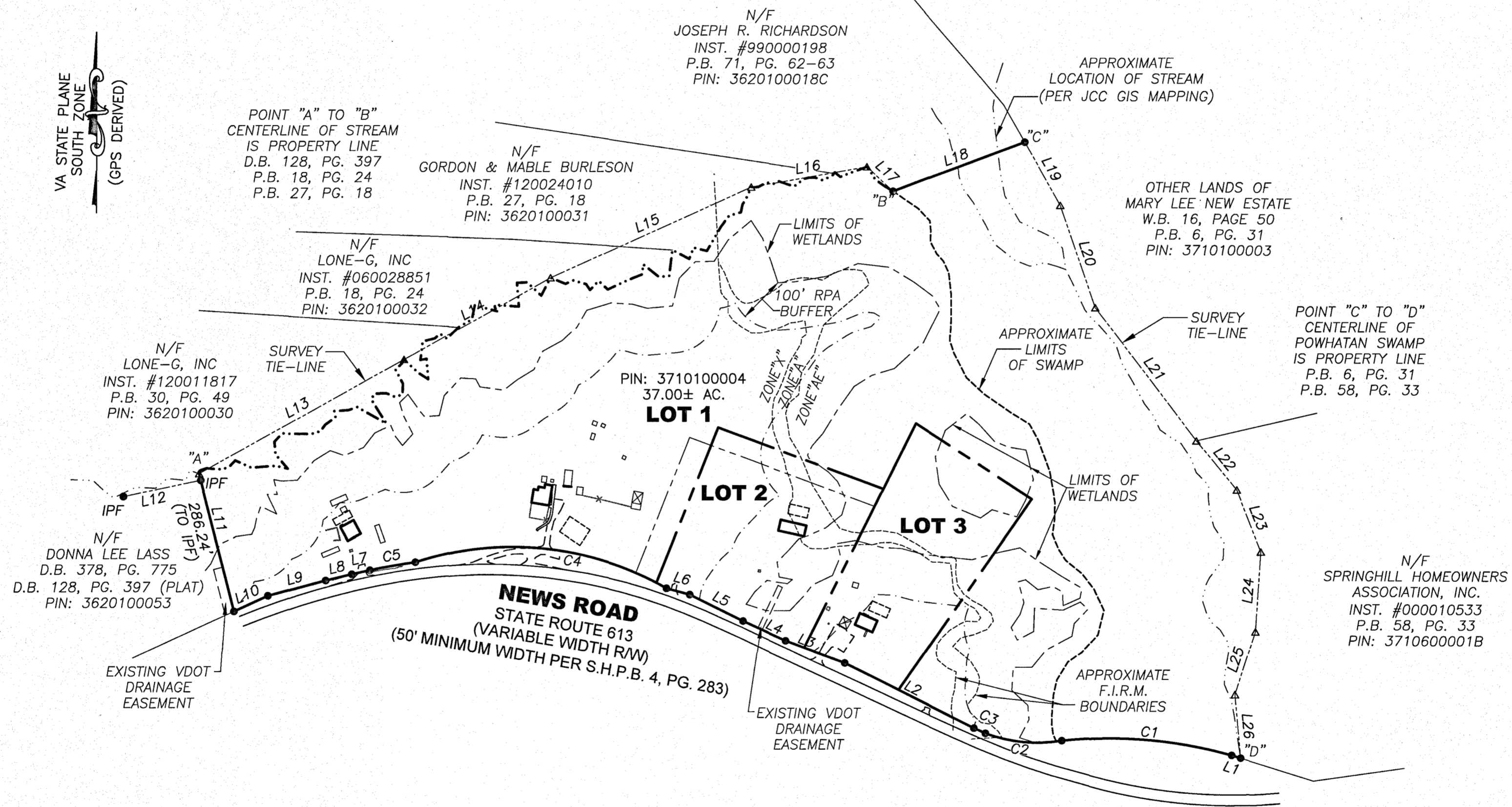
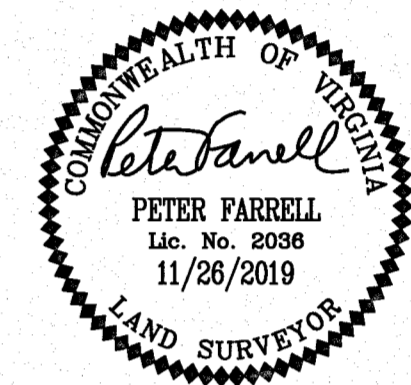
**LandTech
Resources, Inc.**

Surveying • Engineering • GPS

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

SHEET 2 OF 4

JCC-S-19-0114



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'

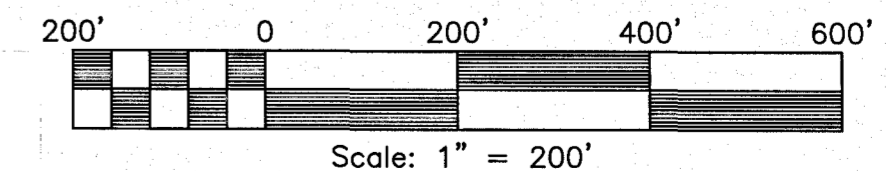
PROPERTY LINES

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 # 20000996

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Jan 23, 2020
at 8:33 AM P.M. PG. —
Document # 20000996
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



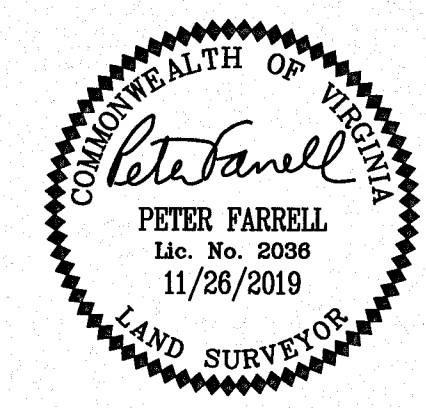
20000996

**BOUNDARY LINE ADJUSTMENT
BETWEEN LOT 1 AND LOT 2
MARY LEE NEW ESTATE**

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 11/26/2019 SCALE: 1"=100' JOB # 18-511

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Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 3 OF 4
JCC-S-19-0114



PROPERTY LINES

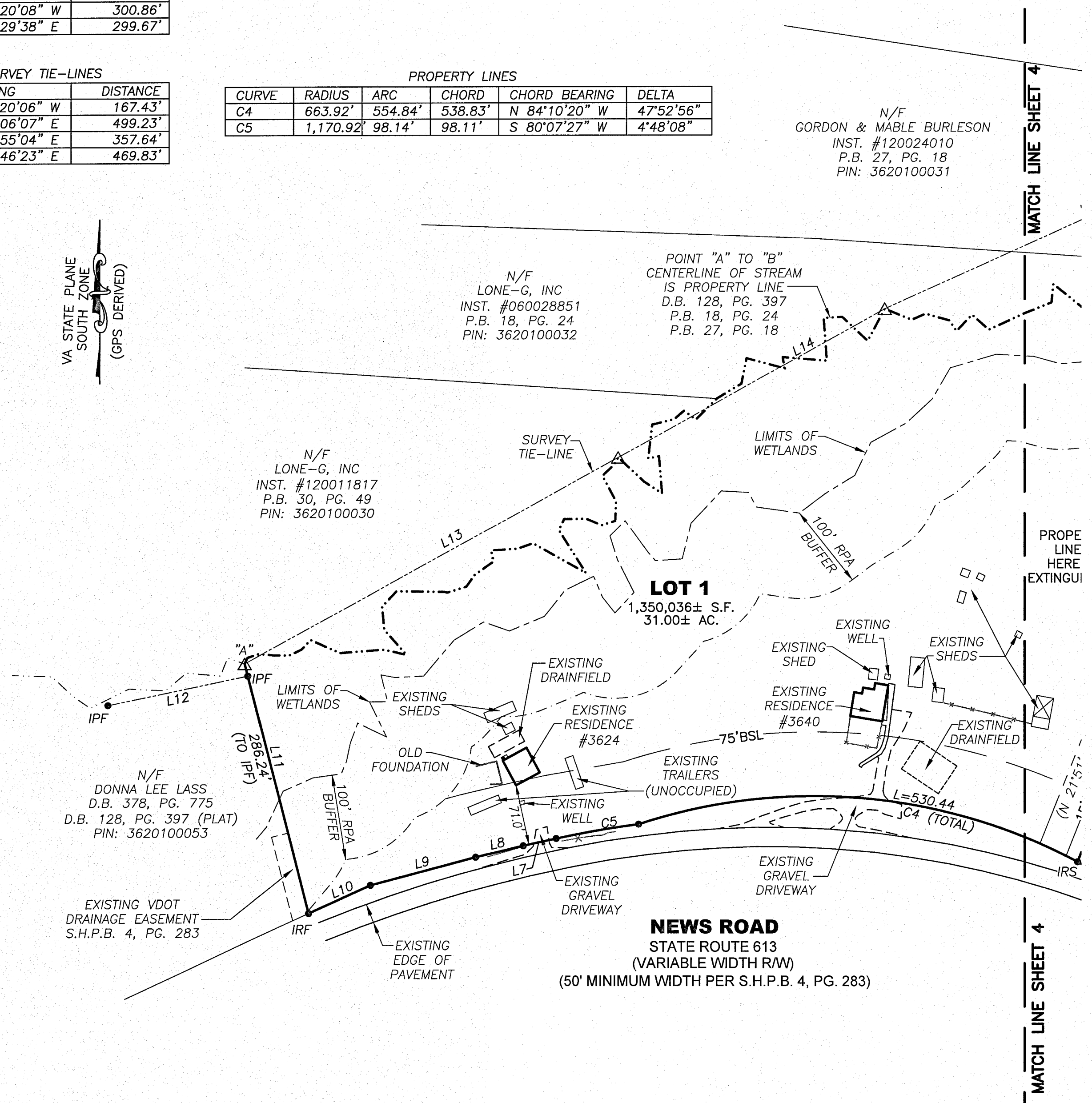
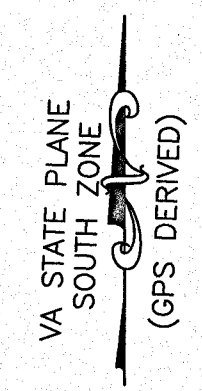
LINE	BEARING	DISTANCE
L6	S 75°11'48" E	51.44'
L7	N 77°43'23" E	39.64'
L8	N 76°35'52" E	57.25'
L9	N 75°13'06" E	127.46'
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PROPERTY LINES

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"

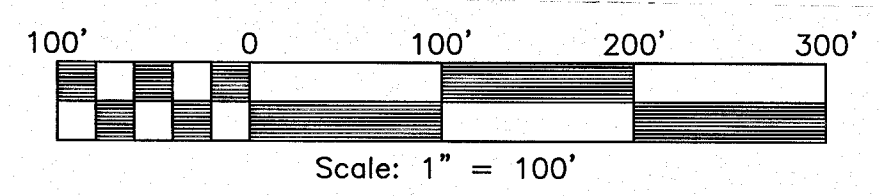


DETAIL
SEE SHEET 2 FOR OVERALL

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

4 Large/Small Plat(s) Recorded
herewith as # 20000996

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Jan. 23, 2020
at 8:38 AM/PM, PB _____ PG _____
Document # 20000996
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



20000996

N/F
JOSEPH R. RICHARDSON
INST. #990000198
P.B. 71, PG. 62-63
PIN: 3620100018C

APPROXIMATE
LOCATION OF STREAM
(PER JCC GIS MAPPING)

**BOUNDARY LINE ADJUSTMENT
BETWEEN LOT 1 AND LOT 2
MARY LEE NEW ESTATE**

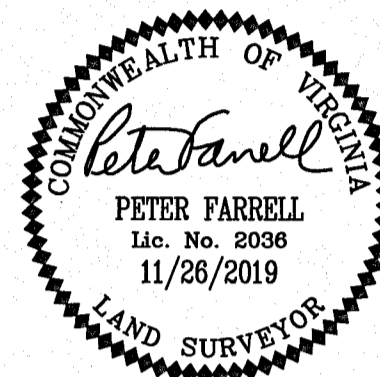
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 11/26/2019 SCALE: 1"=100' JOB # 18-511

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SHEET 4 OF 4

JCC-S-19-0114



PROPERTY LINES

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

SURVEY TIE-LINES

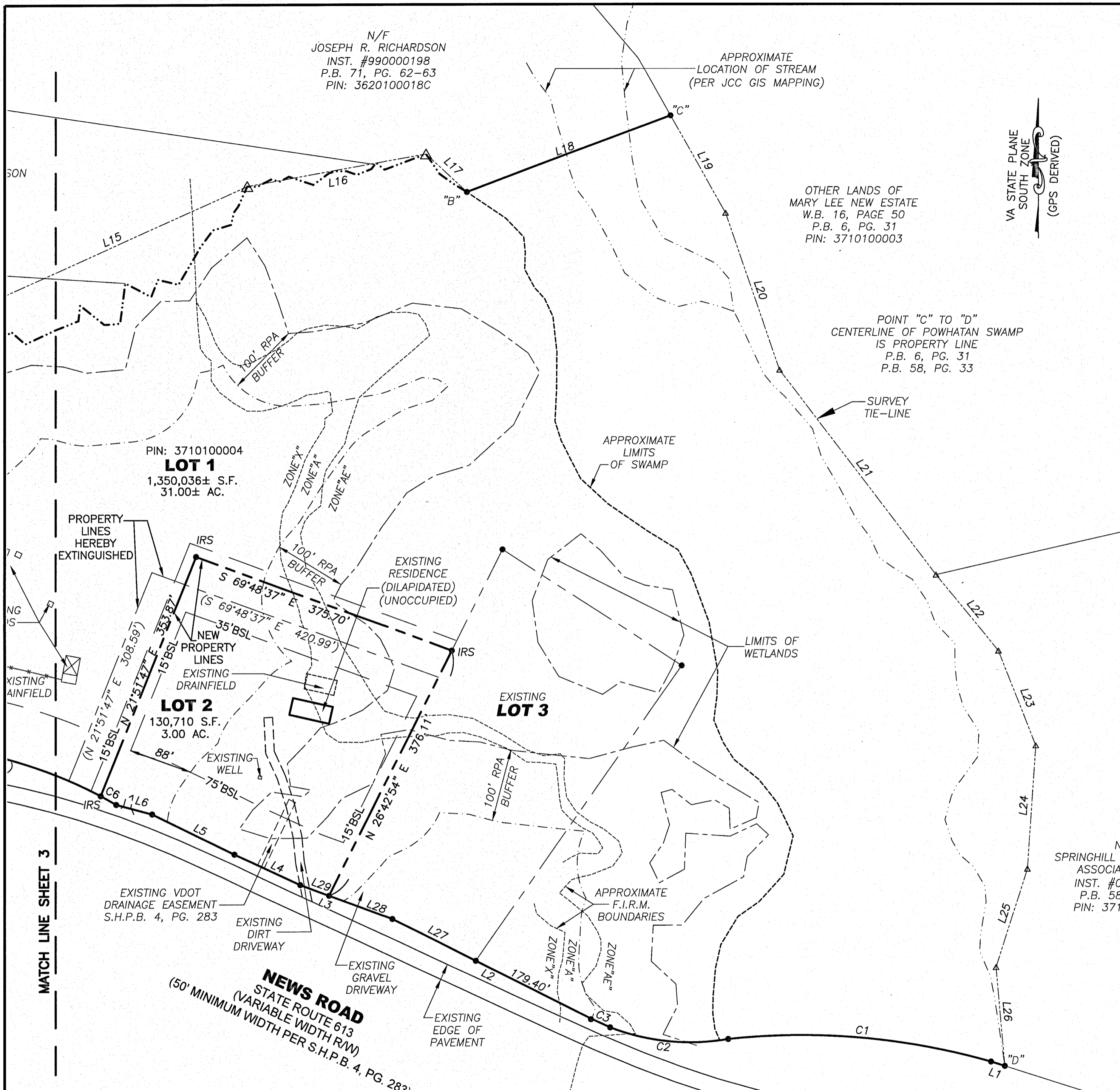
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L20	N 18°59'46" W	229.00'
L21	N 37°29'46" W	355.00'
L22	N 39°29'43" W	135.25'
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L25	N 17°49'35" E	141.30'
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PROPERTY LINES

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
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NEW PROPERTY LINES

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C6	663.92'	24.40'	24.40'	N 61°17'02" W	2°06'20"



OTHER LANDS OF
MARY LEE NEW ESTATE
W.B. 16, PAGE 50
P.B. 6, PG. 31
PIN: 3710100003

VA STATE PLANE
SOUTH ZONE
(GPS DERIVED)

POINT "C" TO "D"
CENTERLINE OF POWHATAN SWAMP
IS PROPERTY LINE
P.B. 6, PG. 31
P.B. 58, PG. 33

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

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

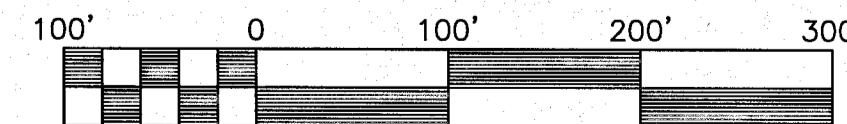
EXISTING LOT 3

AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 1	1,350,036± S.F. / 31.00± AC.	1,350,036± S.F. / 31.00± AC.
LOT 2	130,710 S.F. / 3.00 AC.	130,710 S.F. / 3.00 AC.

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

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



Scale: 1" = 100'

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Jan. 23, 2020
at 8:33 AM, PG. ---
Document # 20000996
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

4 Large/Small Plat(s) Recorded
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