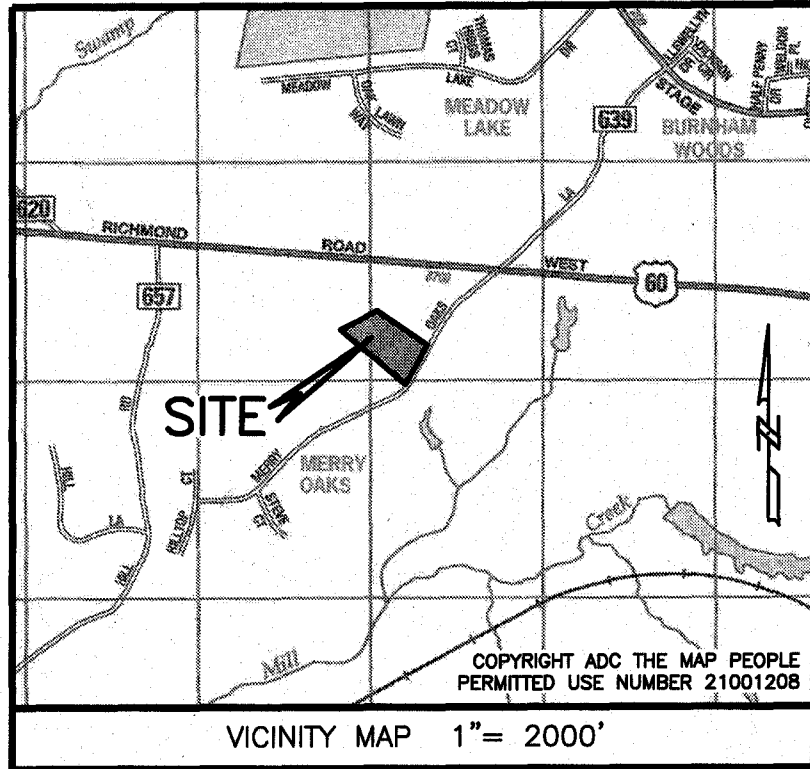


200019284



BOUNDARY LINE EXTINGUISHMENT
BETWEEN
LOT 36 & LOT 37
MERRY OAKS
SECTION I
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 08/11/2020 JOB # 20-179

LandTech Resources, Inc.
Surveying & Engineering Consultants
205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 2
JCC-S-20-0037

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. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
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 ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0039D, DATED DECEMBER 16, 2015.
7. THIS PROPERTY LIES 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 CODE.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. 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.
12. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
13. 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.
14. PRIOR TO ANY FURTHER LAND DEVELOPMENT ACTIVITIES; A SITE SPECIFIC WETLAND DELINEATION AND RPA DETERMINATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION SECTION OF THE JAMES CITY COUNTY CODE.

OWNERS CERTIFICATE (LOT 36 & LOT 37)

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.

Kathy A. Orton 10-6-2020
KATHY A. ORTON, TRUSTEE OF THE KATHY A. ORTON REVOCABLE TRUST DATED 1/23/13 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 6th DAY OF October, 2020. MY COMMISSION EXPIRES AUGUST 31, 2022.

Linda Fay 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 36
PARCEL ID #1120300036
8637 MERRY OAKS LANE
TOANO, VIRGINIA 23168
LOT 37
PARCEL ID #1120300037
8647 MERRY OAKS LANE
TOANO, VIRGINIA 23168

ZONING DISTRICT: A1
BUILDING SETBACKS:
(A1 ZONING)
FRONT = 75'
REAR = 35'
SIDE = 15'

AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 36	166,593 S.F. / 3.824 AC.	
LOT 37	156,935 S.F. / 3.603 AC.	323,528 S.F. / 7.427 AC.

TOTAL AREA = 323,528 S.F. / 7.427 AC.

CERTIFICATE OF SOURCE OF TITLE (LOT 36 & LOT 37)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF:
1/2 INTEREST
KATHY A. ORTON, TRUSTEE OF THE KATHY A. ORTON REVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 23, 2013, AND WAS ACQUIRED FROM MARK W. ORTON AND KATHY A. ORTON, HUSBAND AND WIFE. BY THAT CERTAIN DEED DATED AUGUST 20, 2013 AND IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT 130019631.
1/2 INTEREST
KATHY A. ORTON, TRUSTEE OF THE KATHY A. ORTON REVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 23, 2013, AND WAS ACQUIRED FROM KATHY A. ORTON BY THAT CERTAIN DEED DATED JUNE 8, 2020 AND IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT 200008395.

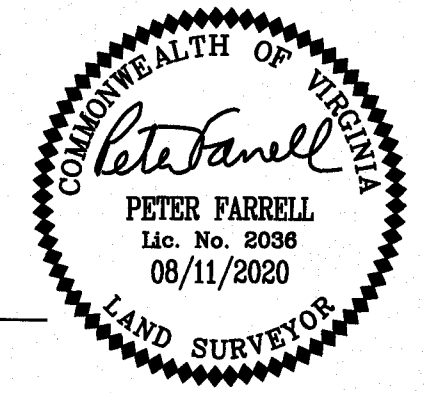
CERTIFICATE OF APPROVAL

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

19 Oct 2020 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY
8 Oct 2020 [Signature]
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
13 Oct 2020 [Signature]
DATE VIRGINIA DEPARTMENT OF HEALTH

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.
08/11/2020
DATE
Peter Farrell
PETER FARRELL, L.S. 2036



2 (Large) Small Plat(s) Recorded
herewith as # 200019284

STATE OF VIRGINIA - JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 6th DAY OF November, 2020. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:06 pm INSTRUMENT # 200019284
TESTE MONA A. FOLEY, CLERK

200019284

BOUNDARY LINE EXTINGUISHMENT
BETWEEN

LOT 36 & LOT 37
MERRY OAKS
SECTION 1

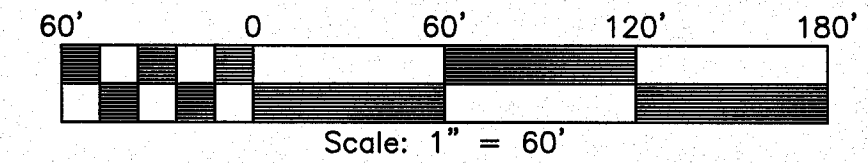
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 08/11/2020 SCALE: 1"=60" JOB # 20-179

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SHEET 2 OF 2

JCC-S-20-0037



PROPERTY INFORMATION

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PARCEL ID #1120300036
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TOANO, VIRGINIA 23168

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TOTAL AREA =		323,528 S.F. / 7.427 AC.

20 Large/Small Plat(s) Recorded
herewith as # 200019284

LEGEND

- * — * — * — EXIST. FENCE
- ⊙ EXISTING WELL
- IRF = IRON ROD FOUND

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Nov. 6, 2020
at 1:06 AM PM PG —
Document # 200019284
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

