

OWNERS CERTIFICATE: PIN: 3840500004

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. KIRBOR AT STRAWBERRY PLAINS LLC.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF Virginia Beach I, Anne Renee Livingston, 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 19 DAY OF TULY MY COMMISSION EXPIRES 7-31-2003

ImeBenée Levergoten NOTARY(/PUBLIC

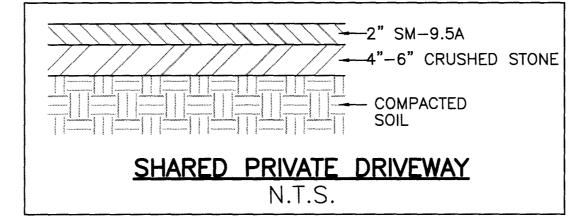
REGISTRATION NO. 1503000

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY LANDTECH RESOURCES, INC. TO KIRBOR AT STRAWBERRY PLAINS, LLC. BY DEED DATED DECEMBER 14, 2021 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #210024915.

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 SHOWN HEREON WERE FIELD DELINEATED BY ROTH ENVIRONMENTAL, LLC.
- 3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- 4. ALL LOTS ARE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF WILLIAMSBURG AND PUBLIC SEWER PROVIDED BY JCSA.
- 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. PARCELS LIE IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0138D 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. 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.
- 13. CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL AND UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.



SHARED PRIVATE DRIVEWAY NOTES

- 1. SHARED PRIVATE DRIVEWAY SHALL HAVE A PAVED SURFACE AT LEAST TEN FEET WIDE CONSISTING OF TWO INCHES OF PAVEMENT OVER FOUR TO SIX INCHES OF STONE AGGREGATE. IN ADDITION, THE SHARED DRIVEWAY MUST MEET ALL APPLICABLE TRANSPORTATION DEPARTMENT REQUIREMENTS FOR THE PORTION OF THE DRIVEWAY THAT TIES INTO THE PUBLIC ROAD.
- 2. SHARED PRIVATE DRIVEWAY SHALL BE LOCATED WITHIN A SHARED ACCESS EASEMENT THAT IS DEPICTED ON THE SUBDIVISION PLAT.

(REFERENCE JCC SPLN-20-0002)

REG # 7502800 MY COMMISSION MINOR SUBDIVISION

STRAWBERRY PLAINS SUBDIVISION LOTS 1 THROUGH 4

JAMES CITY COUNTY

DATE: 07/14/2022

JAMESTOWN DISTRICT

VIRGINIA LE: 1"=60" JOB # 17-495



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

SHEET 1 OF 4

JCC-S-19-0071

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY

VIRGINIA DEPARTMENT OF TRANSPORTATION

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.

07/14/2022 DATE

WILLIAM S. FELTS, L.S. 3149

herewith as #. 2022 1558

07/14/2022

<u>STATE</u>	OF	VIRGINIA.	JAMES	CITY	COUNT

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 2022 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:350M INSTRUMENT # 202015584

MONA A. FOLEY, CLERK

LOT 13 BROOKHAVEN SEC. 2 N/F LOT 12 BROOKHAVEN SEC. 2 ROGERS D.B. 226, PG. 795 P.B. 33, PG. 71 N/F ROGERS PARCEL I.D. 3840400013 D.B. 379, PG. 313 P.B. 33, PG. 71 ZONED: R2 LOT 11 EXISTING CONSERVATION PARCEL I.D. 3840400012 BROOKHAVEN SEC. 2 ZONED: R2 N/F WILSON AREA #2 (INST. #210005318) INST. #070002677 P.B. 33, PG. 71 PARCEL I.D. 3840400011 20' SANITARY SEWER EASEMENT ZONED: R2 (RECORDATION NOT KNOWN) EXISTING CONSERVATION LIMITS OF WETLANDS AS -LOCATED BY ROTH EXISTING CONSERVATION (INST. #210005318 ENVIRONMENTAL, LLC AREA #3 AREA #3 (INST. #210005318) LOT 4 LOT 2 105,604 S.F. N/F 2.4243 AC. HOLLAND D.B. 294, PG. 535 PARCEL I.D. 3840500002 ZONED: R2 0.3456 AC. LOT 7 N/F ROBÍNSON D.B. 36, PG. 700 PARCEL I.D. 3840500007 ZONED: R2 LOT 2 N/F JACOBS D.B. 74, PG. 235 LOT 2 13,887 S.F. 0.3189 AC. INSTR. #180015536 PARCEL I.D. 3840500003 N/F LANDTECH RESOURCES, INC. INSTR. #190018752 ZONED: R2 INSTR. #180015536 (PLAT) PARCEL I.D. 3840500004 ZONED: R2 TOTAL AREA 144,547 S.F. 3.3184 AC. LOT 1 10,000 S.F. 0.2296 AC. STRAWBERRY PLAINS ROAD LOT LAYOUT DETAIL STATE RT. #616 (VARIABLE WIDTH R/W)

MINOR SUBDIVISION

STRAWBERRY PLAINS SUBDIVISION LOTS 1 THROUGH 4

DATE: 07/14/2022

JAMESTOWN DISTRICT

SCALE: 1"=60" JOB # 17-495

VIRGINIA

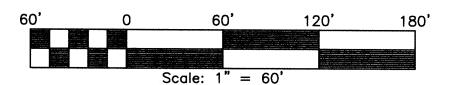
Land Tech

Engineering & Surveying Consultants

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

SHEET 2 OF 4

JCC-S-19-0071



PROPERTY INFORMATION

PIN: 3840500004

07/14/2022

ZONING DISTRICT: R2 (GENERAL RESIDENTIAL)

PROPERTY ADDRESS:

3877 STRAWBERRY PLAINS ROAD WILLIAMSBURG, VIRGINIA 23188

BUILDING SETBACK REQUIREMENTS

FRONT: 25' SIDE: 10' REAR: 35'

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PIN: 3840500004	144,547 S.F. / 3.3184 AC.	
LOT 1		10,000 S.F. / 0.2296 AC.
LOT 2		13,887 S.F. / 0.3189 AC.
LOT 3		15,055 S.F. / 0.3456 AC.
LOT 4		105,604 S.F. / 2.4243 AC.
TOTAL AREA	144,547 S.F. / 3.3184 AC.	144,547 S.F. / 3.3184 AC.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
OCIODER 38, 2020

at 9:35 AMPM, PB PG

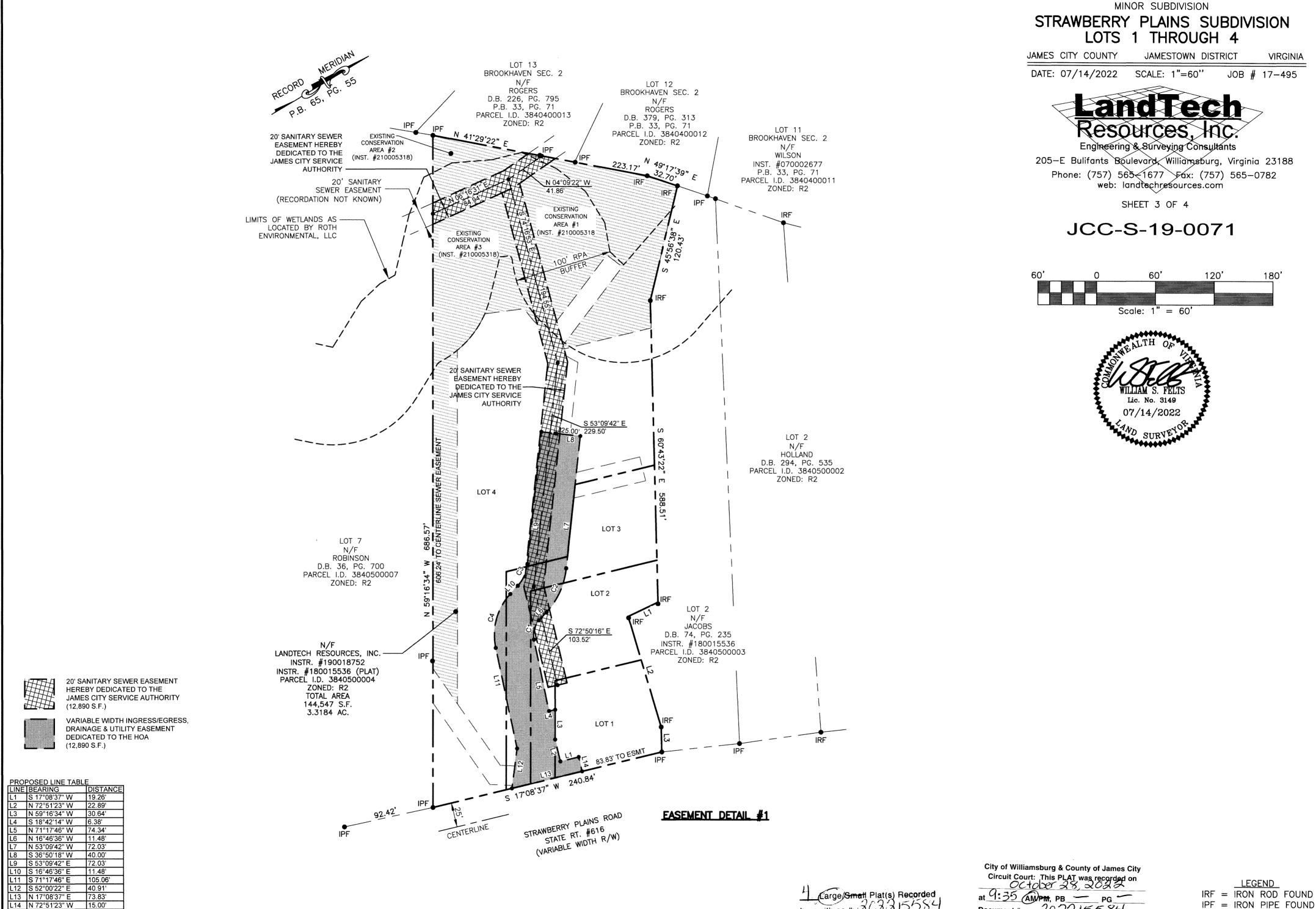
Document # 2022 15584

MONA A. FOLEY, CLERK

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IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
EXISTING LINE TABLE

EXISTING LINE TABLE					
LINE	IBEARING	IDISTANCE			
L1	S 05'08'17"	W 33.79'			
L2	S 75°56'30"	E 117.47'			
L3	S 60°43'22"	E 25.56'			



PROPOSED CURVE TABLE

C3 38.00' 24.13' C4 62.00' 59.00'

CURVE RADIUS ARC LENGTH CHORD LENG
C1 22.00' 20.93' 20.15'
C2 78.00' 49.53' 48.71'

23.73'

H CHORD BEARING | DELTA ANGLE | N 44°02'11" W | 54°31'11"

N 34°58'09" W

S 34°58'09" E

36°23'07"

36°23'07"

Document # 202215584 MONA A. FOLEY, CLERK Mona A. Idery

IPF = IRON PIPE FOUND EXISTING LINE TABLE

LEGEND

VIRGINIA

180'

2022|5584

