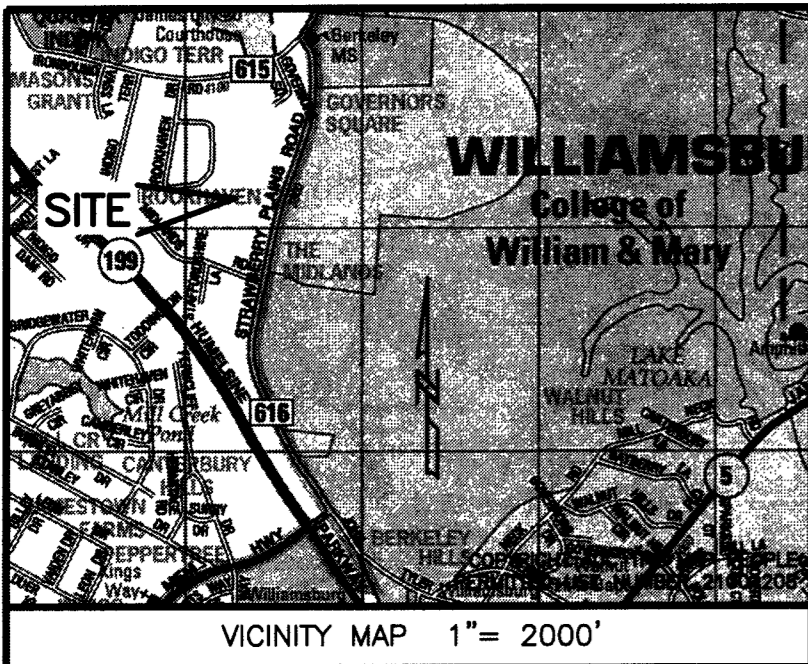
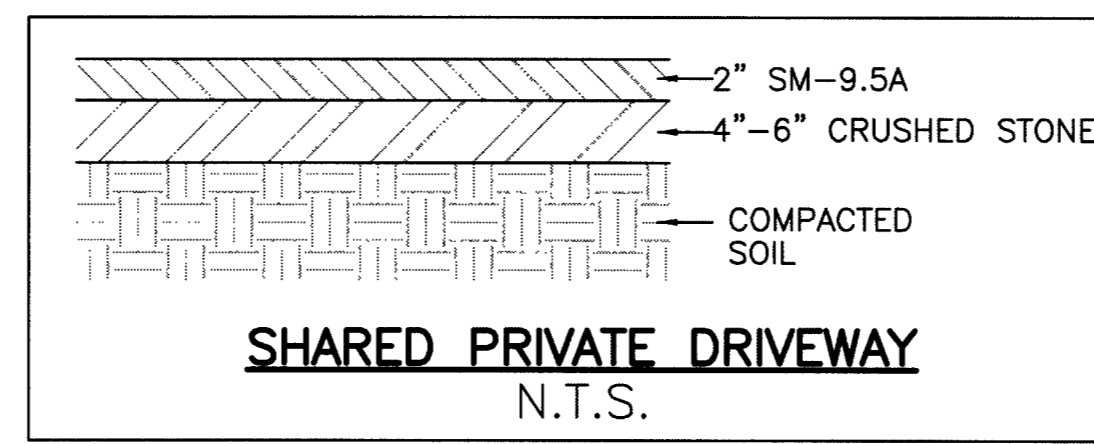


202217663



MINOR SUBDIVISION  
**STRAWBERRY PLAINS SUBDIVISION**  
**LOTS 4 & 5**  
JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA  
DATE: 10/31/2022 SCALE: 1"=60" JOB # 17-495

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



SHEET 1 OF 2  
**JCC-S-19-0072**

**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.

BY: [Signature] 12-12-2022  
SIGNATURE DATE  
Robert A. Woodswarth, II Authorized Signatory  
NAME PRINTED TITLE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF Virginia Beach, 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 12 DAY OF December, 2022.  
MY COMMISSION EXPIRES 7-31-2023.

Anne Renee Livingston  
NOTARY PUBLIC  
REGISTRATION NO. 7502900



**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; INSTRUMENT #202215585)

2 Large/Small Plat(s) Recorded  
herewith as # 202217663



**CERTIFICATE OF APPROVAL**

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

21 Dec 2022 [Signature]  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY  
6 Dec 2022 [Signature]  
DATE 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.

10/31/2022 [Signature]  
DATE WILLIAM S. FELTS, L.S. 3149

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 28th DAY OF December, 2022. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:04 AM  
INSTRUMENT # 202217663  
TESTE MONA A. FOLEY, CLERK [Signature]