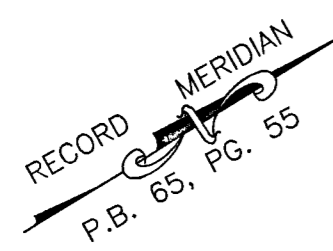


202217063

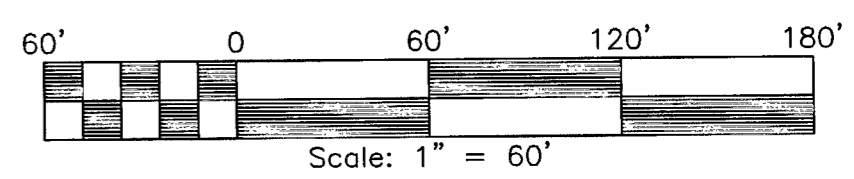


MINOR SUBDIVISION
STRAWBERRY PLAINS SUBDIVISION
LOTS 4 & 5
 JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA
 DATE: 10/31/2022 SCALE: 1"=60" JOB # 17-495

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 2 OF 2
JCC-S-19-0072



PROPERTY INFORMATION

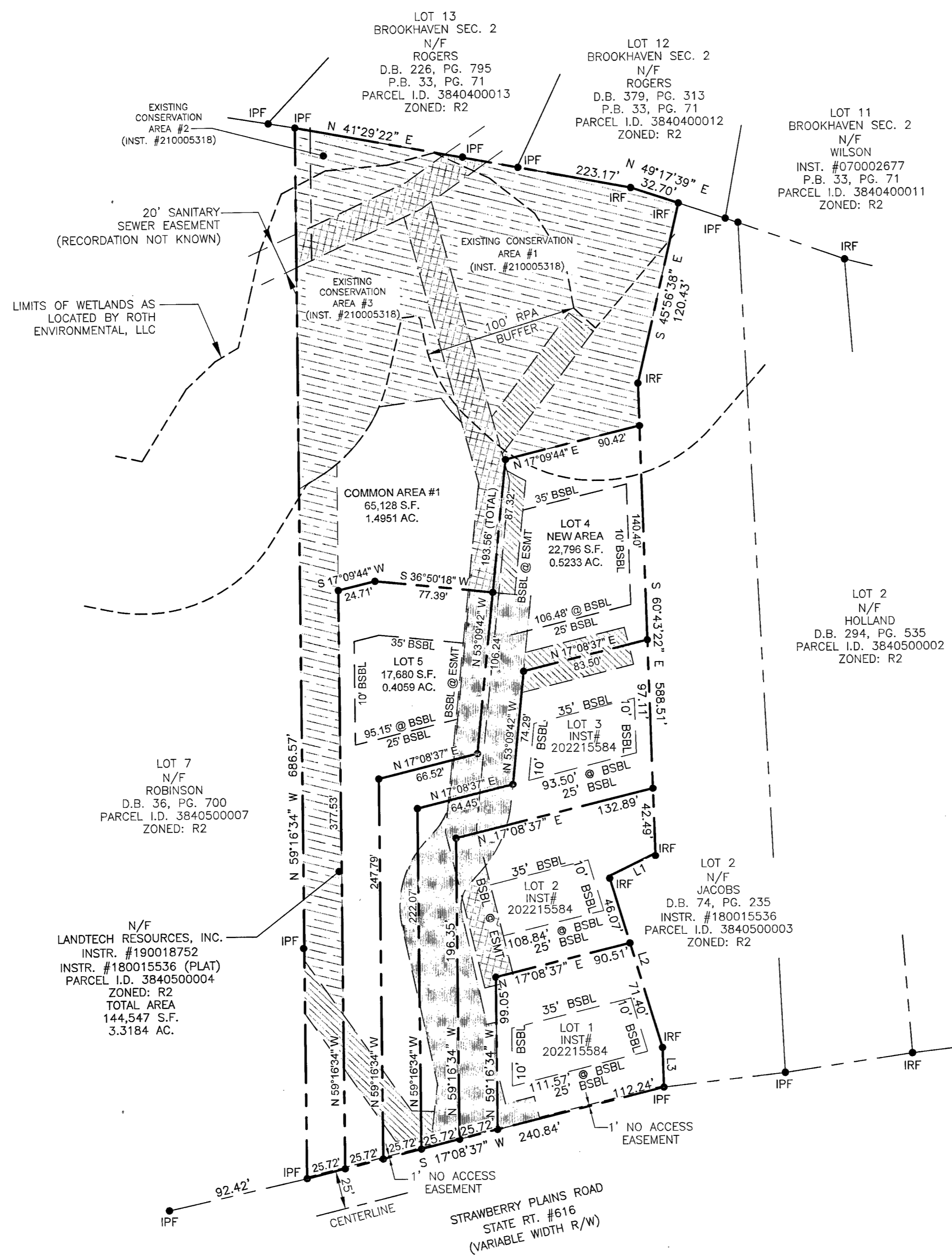
PIN: 3840500004
 ZONING DISTRICT: R2 (GENERAL RESIDENTIAL)
 PROPERTY ADDRESS:
 3877 STRAWBERRY PLAINS ROAD
 WILLIAMSBURG, VIRGINIA 23188

BUILDING SETBACK REQUIREMENTS

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

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
LOT 4	105,604 S.F. / 2.4243 AC.	22,796 S.F. / 0.5233 AC.
LOT 5		17,680 S.F. / 0.4059 AC.
COMMON AREA #1		65,128 S.F. / 1.4951 AC.
TOTAL AREA	105,604 S.F. / 2.4243 AC.	



- EXISTING PRIVATE DRAINAGE EASEMENT (INST. #210005318)
- EXISTING 20' JCSA SANITARY SEWER EASEMENT (INST. #210005318)
- EXISTING PRIVATE VARIABLE WIDTH INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT (INST. #210005318)

NOTE: LOTS 1,2,3,4,5 & COMMON AREA #1 SHALL ACCESS THE PROPERTY THROUGH THE SHARED ACCESS EASEMENT.

N/F
 LANDTECH RESOURCES, INC.
 INSTR. #190018752
 INSTR. #180015536 (PLAT)
 PARCEL I.D. 3840500004
 ZONED: R2
 TOTAL AREA
 144,547 S.F.
 3.3184 AC.

2 Large/Small Plat(s) Recorded
 herewith as # 202217063

LEGEND
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
December 28, 2022
 at 11:04 AM/PM, PB PG
 Document # 202217063
 MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

EXISTING LINE TABLE

LINE	BEARING	DISTANCE
L1	S 05°08'17" W	33.79'
L2	S 75°56'30" E	117.47'
L3	S 60°43'22" E	25.56'