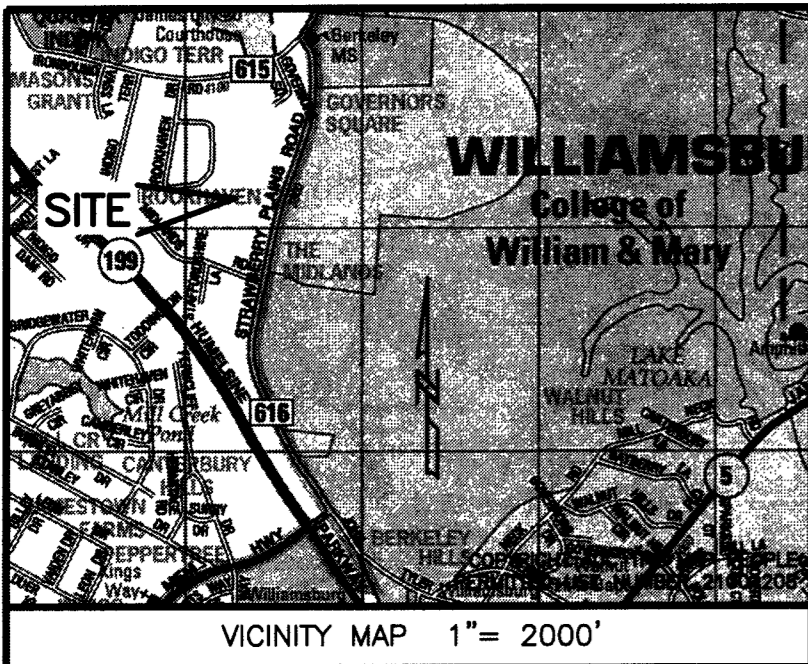
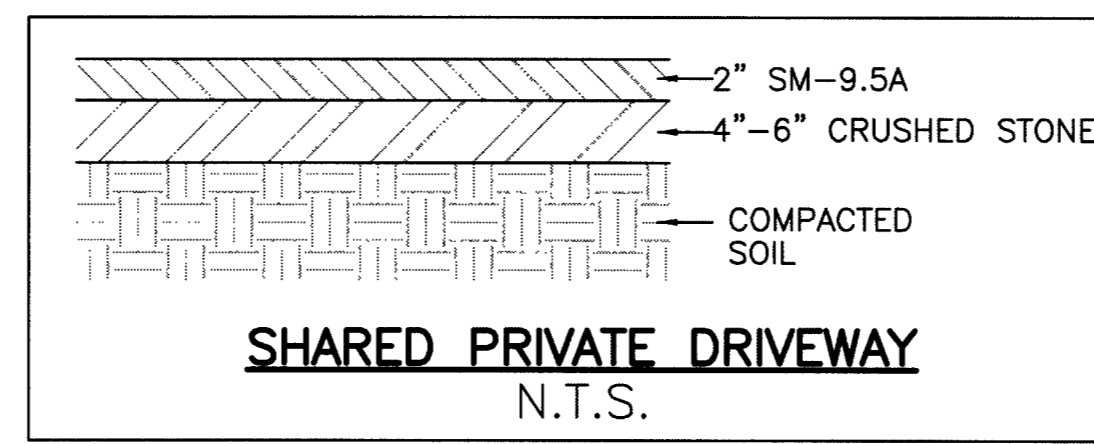


202217663



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

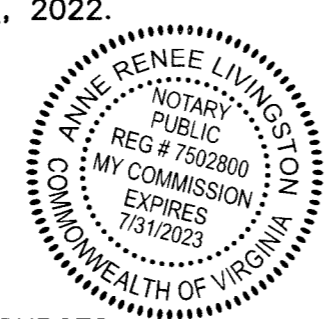
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.
KIRBOR AT STRAWBERRY PLAINS, LLC.

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)

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

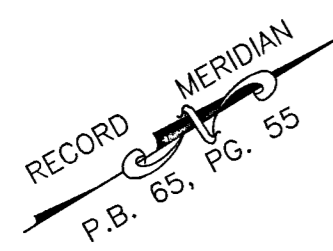
2 Large/Small Plat(s) Recorded
herewith as # 202217663



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]

202217063

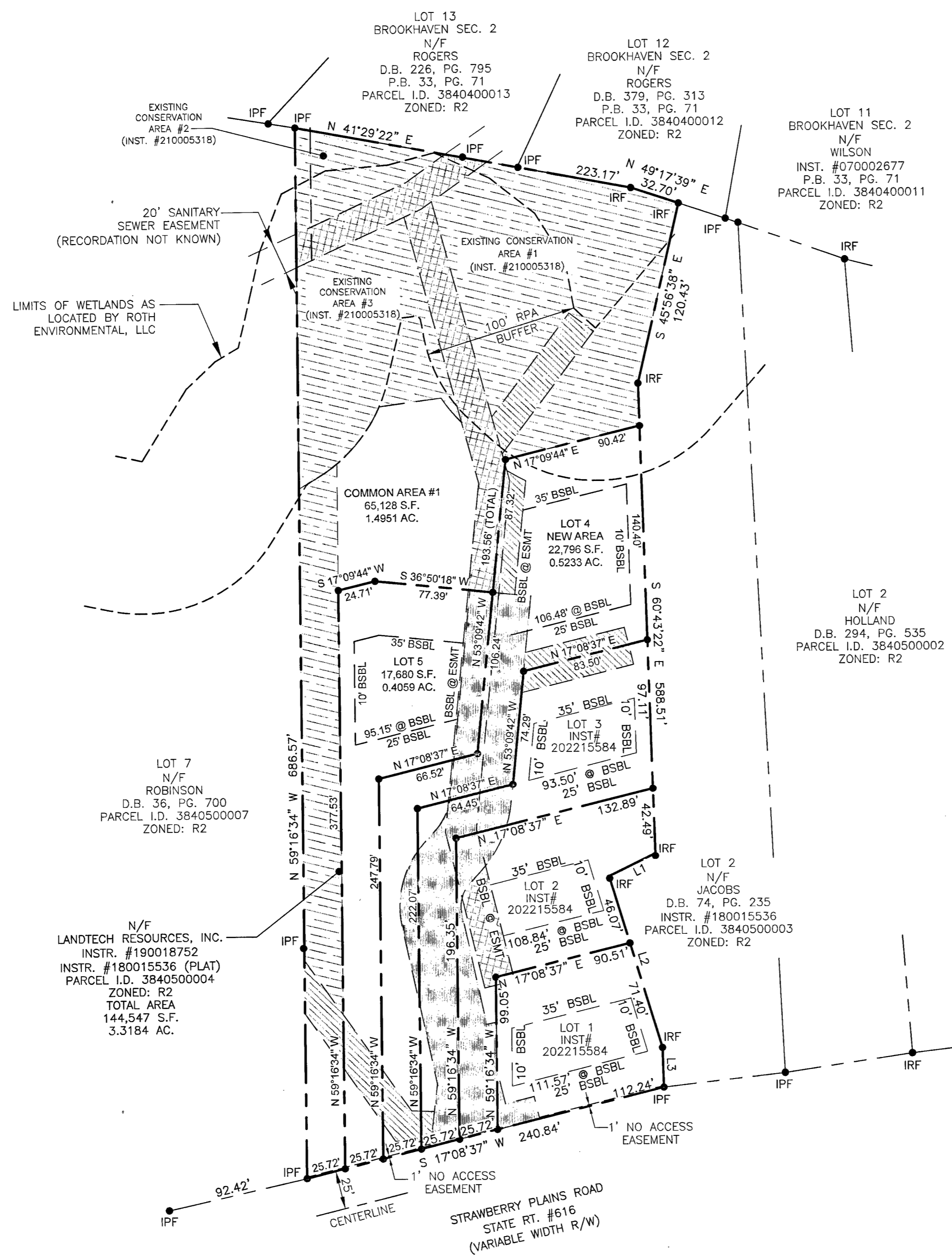
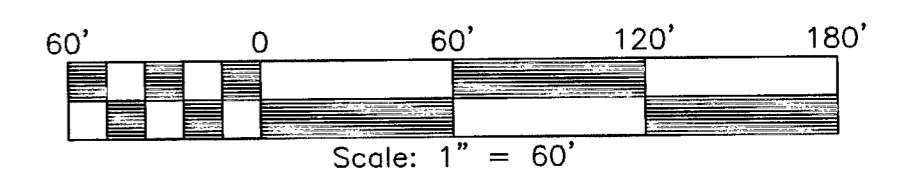


MINOR SUBDIVISION
STRAWBERRY PLAINS SUBDIVISION
LOTS 4 & 5
 JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA
 DATE: 10/31/2022 SCALE: 1"=60" JOB # 17-495

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SHEET 2 OF 2
JCC-S-19-0072



- 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.

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.	

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, PG _____
 Document # 202217063
 MONA A. FOLEY, CLERK
 _____, 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'