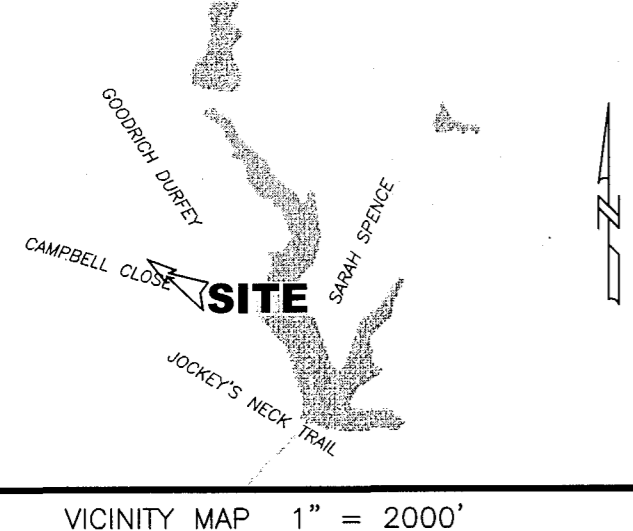


202403917



**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBERANCES, EASEMENTS AND SETBACK LINES PER PLAT RECORDED AT INST #060017146 AND AS REFERENCED HEREON.
2. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0201D DATED DECEMBER 16, 2015
7. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. THIS PROPOSED SUBDIVISION DOES NOT LIE WITHIN AN AGRICULTURAL AND FORESTAL DISTRICT.
11. PROPERTY IS SUBJECT TO CONDITIONS ASSOCIATED WITH SUP-0006-1991.
12. PROPERTY IS SUBJECT TO PROFFERS ASSOCIATED WITH Z-0030-1987.
13. PROPERTY IS SUBJECT TO A MASTER PLAN, MP-0002-2006.

SUBDIVISION OF  
 LOT V-13  
 VILLAGE HOUSING AT THE VINEYARDS  
 JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA  
 DATE: 03-04-2024 SCALE: 1"=20" JOB # 22-164

**LandTech**  
 Resources, Inc.  
 Surveying • Engineering • GPS

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

SHEET 1 OF 1

S-23-0052

**OWNERS CERTIFICATE (LOT V-13)**

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.

*John B. Graziadei*  
 JOHN B. GRAZIADEI  
*March 20, 2024*  
 DATE

N/F  
 WESSEX HUNDRED DEV INC.  
 OPEN SPACE EASEMENT (INST. #070002025)

**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 20<sup>th</sup> DAY OF March, 2024. MY COMMISSION EXPIRES August 31, 2026.

*Linda F. Vergakis*  
 NOTARY PUBLIC

LINDA FAY VERGAKIS  
 NOTARY PUBLIC  
 REGISTRATION # 7823437  
 COMMONWEALTH OF VIRGINIA  
 MY COMMISSION EXPIRES 08/31/26

REGISTRATION NO. 7623437

**CERTIFICATE OF SOURCE OF TITLE (LOT V-13)**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF JOHN B. & VIRGINIA L. GRAZIADEI AND WAS ACQUIRED FROM R.A. STAPLES CONTRACTING COMPANY. BY THAT CERTAIN DEED DATED OCTOBER 23, 2001 RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTR#010019707.

**CERTIFICATE OF SOURCE OF TITLE (LOT V-12)**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF JOHN B. GRAZIADEI & VIRGINIA L. GRAZIADEI (DECEASED) AND WAS ACQUIRED FROM R.A. STAPLES CONTRACTING COMPANY. BY THAT CERTAIN DEED DATED DECEMBER 13, 2004 RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTR#040031141.

**CERTIFICATE OF APPROVAL**

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

*03/28/2024*  
 DATE  
*Susan M. Schones*  
 SUBDIVISION AGENT OF JAMES CITY COUNTY

*03/26/24*  
 DATE  
 VIRGINIA DEPARTMENT OF TRANSPORTATION

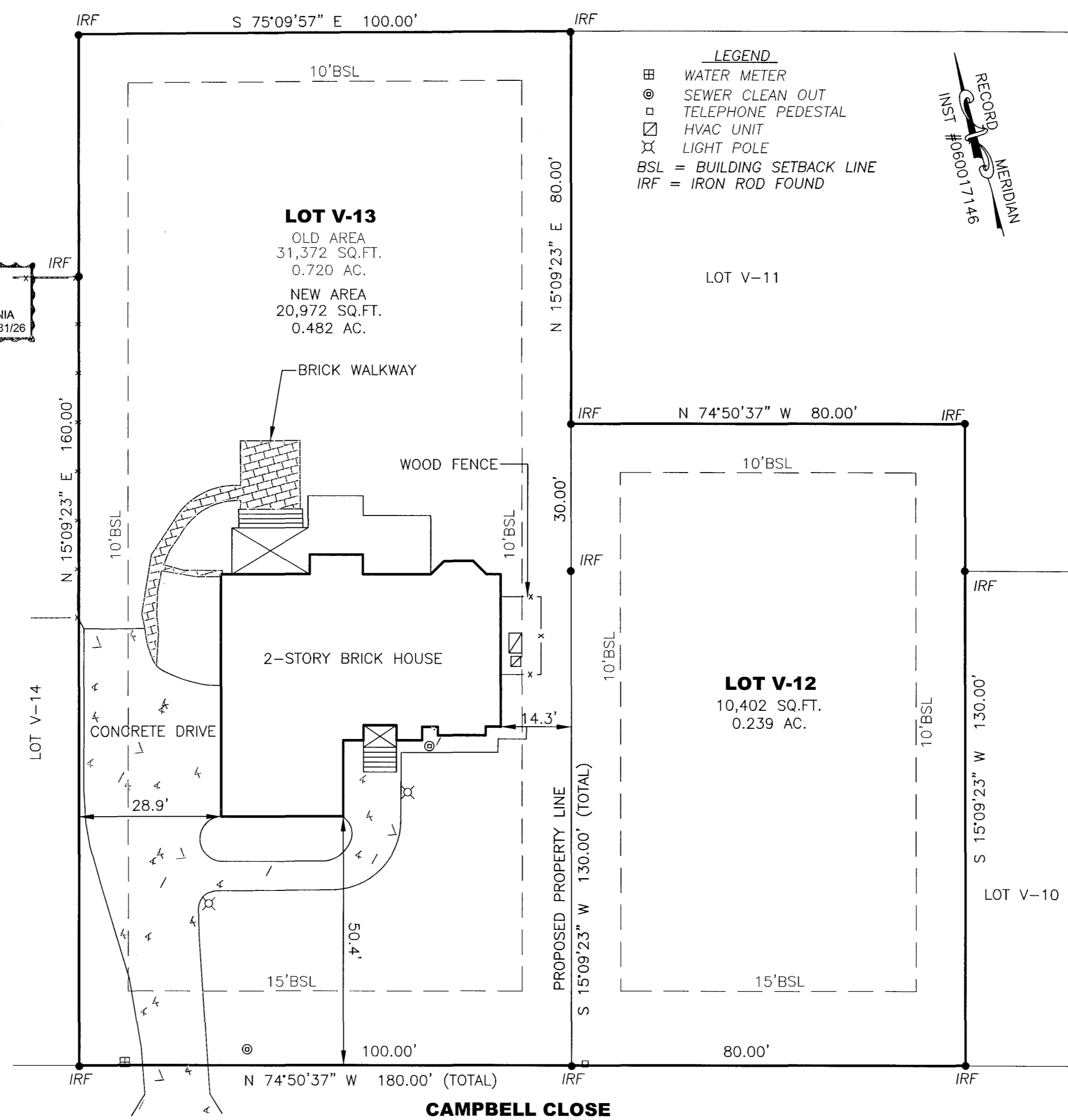
**SURVEYORS CERTIFICATE**

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.

*03/04/2024*  
 DATE  
*Matthew H. Connolly*  
 MATTHEW H. CONNOLLY #2053

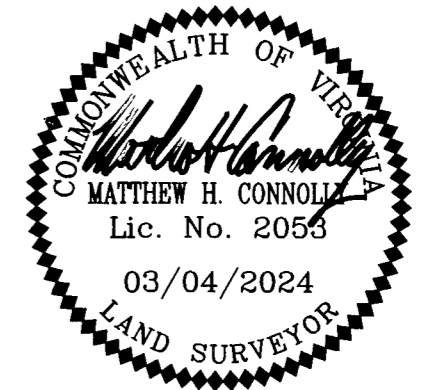
**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 1 DAY OF April, 2024.  
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:41 PM  
 INSTRUMENT # 202403917  
 TESTE ELIZABETH E. O'CONNOR, CLERK



**LEGEND**  
 [Symbol] WATER METER  
 [Symbol] SEWER CLEAN OUT  
 [Symbol] TELEPHONE PEDESTAL  
 [Symbol] HVAC UNIT  
 [Symbol] LIGHT POLE  
 BSL = BUILDING SETBACK LINE  
 IRF = IRON ROD FOUND

RECORD  
 MERIDIAN  
 INST #060017146



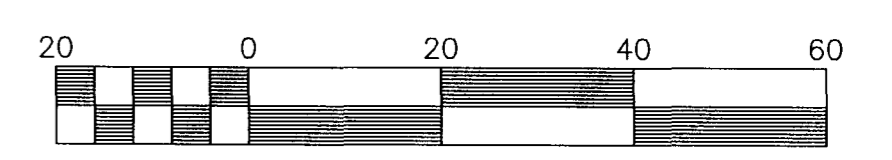
**PROPERTY INFORMATION**

PARCEL ID: #4840300013 (LOT V-13)  
 EXISTING ADDRESS:  
 2508 CAMPBELL CLOSE  
 WILLIAMSBURG, VIRGINIA 23185

ZONING DISTRICT: R1 LIMITED RESIDENTIAL  
 BUILDING SETBACK:  
 FRONT = 15'  
 REAR = 10'  
 SIDE = 10'

**AREA TABULATION**

|  |
|--|
| LOT V-13 (PIN #4840300013) = 31,372 S.F. / 0.720 AC. |
| NEW LOT V-13 = 20,972 S.F. / 0.482 AC.               |
| NEW LOT V-12 = 10,402 S.F. / 0.239 AC.               |



SCALE: 1" = 20'

1 Large Small Plat(s) Recorded  
 herewith as # 202403917

CAMPBELL CLOSE  
 (50' R/W)  
 S.R. 1346