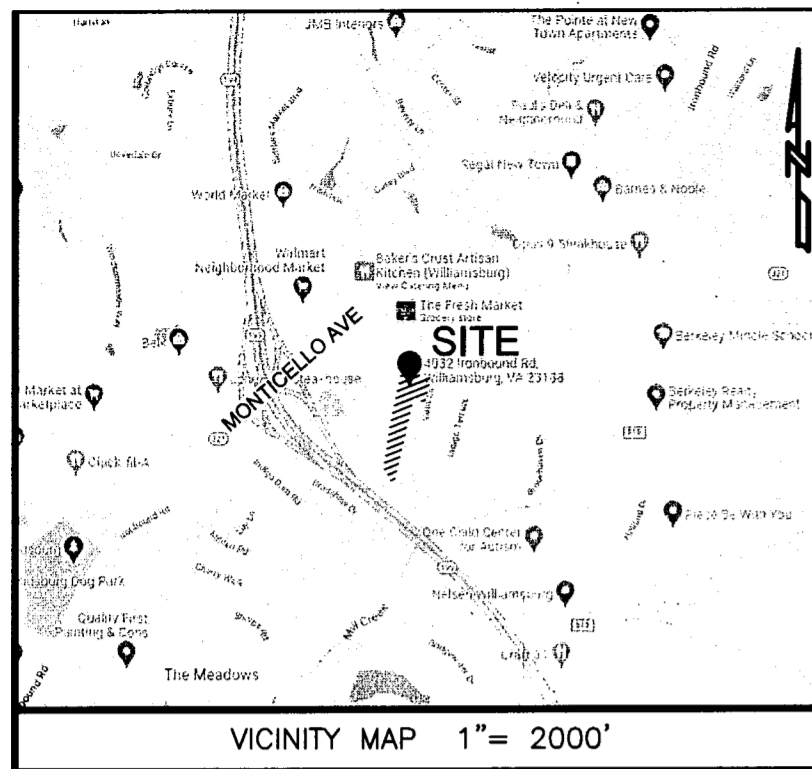


202404724



GENERAL NOTES

1. ALL IMPROVEMENTS SHOWN PER FIELD SURVEY COMPLETED ON 12/1/2014 AND RECORDED AS INSTR.#140020953.
2. PARCEL 1 IS SERVED BY PRIVATE WATER & PUBLIC SEWER. PARCEL 1A IS TO BE SERVED BY PUBLIC WATER & PUBLIC SEWER.
3. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
4. THIS SITE IS NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA BASED ON ON FLOOD INSURANCE RATE MAP #5109C0138D EFFECTIVE DECEMBER 16, 2015.
5. 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.
6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
7. ALL NEW UTILITIES SHALL BE UNDERGROUND.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
10. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
11. A TITLE REPORT WAS NOT PROVIDED FOR THIS SUBDIVISION PLAT.
12. THIS PROPERTY FALLS WITHIN THE RPA AND RMA.

SUBDIVISION PLAT
OF
PARCEL ID : 3840100017
PARCEL 1
PROPERTY OF
SHADE J. PALMER
JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA
DATE: 10/26/2023 JOB # 14-448
SHEET 1 OF 2



JCC S-22-0023

OWNERS CERTIFICATE

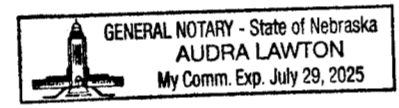
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Recia L Lord, executor 12-13-23
SHADE J. PALMER ESTATE - RECIA L. LORD, EXECUTOR DATE

CERTIFICATE OF NOTARIZATION

STATE OF ~~Virginia~~ Nebraska
CITY/COUNTY OF Douglas I, Audra Lawson, 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 13th DAY OF December, 2023. MY COMMISSION EXPIRES July 29, 2025.

Audra Lawson
NOTARY PUBLIC



REGISTRATION NO. _____

PROPERTY INFORMATION

PARCEL ID #3840100017
#4032 IRONBOUND ROAD
ZONING DISTRICT: R2
BUILDING SETBACK (BSL):
(PER ZONING ORDINANCE)
FRONT = 25' (FROM 150' MIN. LOT WIDTH)
REAR = 35'
SIDE = 10'
OWNER: SHADE J. PALMER ESTATE
c/o RECIA L. LORD, EXECUTOR
REF: INSTR#980022758
WB#21010663

CERTIFICATE OF SOURCE OF TITLE

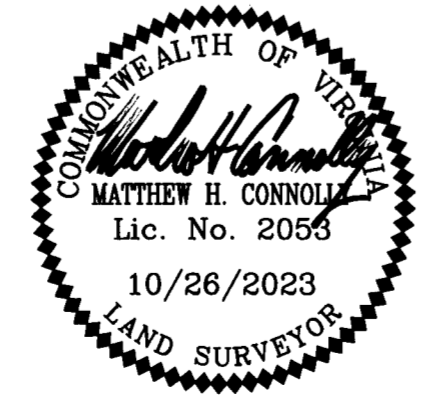
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS PLAT (PIN:3840100017) STANDS IN THE NAME OF SHADE J. PALMER ESTATE PER JAMES CITY COUNTY, VIRGINIA WILL BOOK #21010663W. SHADE J. PALMER & CARLETHA R. PALMER (DECEASED), PREVIOUSLY ACQUIRED FROM: OLIVER S. TABB & RENAYE B. CUYLER BY THAT CERTAIN DEED DATED OCTOBER 27, 1998 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #980022758.

PARCEL	EXISTING AREA	PROPOSED AREA
PARCEL 1 (#3840100017)	189,390 S.F. / 4.3478 AC.	174,374 S.F. / 4.0031 AC.
NEW PARCEL 1A	-	15,016 S.F. / 0.3447 AC.

CERTIFICATE OF APPROVAL

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

11/6/23 _____
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
02/09/2024 Susan M. Istenes
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY



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.

Matthew H. Connolly 10/26/2023
MATTHEW CONNOLLY, E.S. DATE

2 Large/Small Plat(s) Recorded
herewith as # 20240

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 15th DAY OF April, 2024, 2023. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:36 am INSTRUMENT # 202404724
TESTE _____
ELIZABETH E. O'CONNOR, CLERK Blunden, DC

202404724

SUBDIVISION PLAT
OF
PARCEL ID : 3840100017
PARCEL 1
PROPERTY OF
SHADE J. PALMER

JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA
DATE: 10/26/2023 SCALE: 1"=60" JOB # 14-448

SHEET 2 OF 2

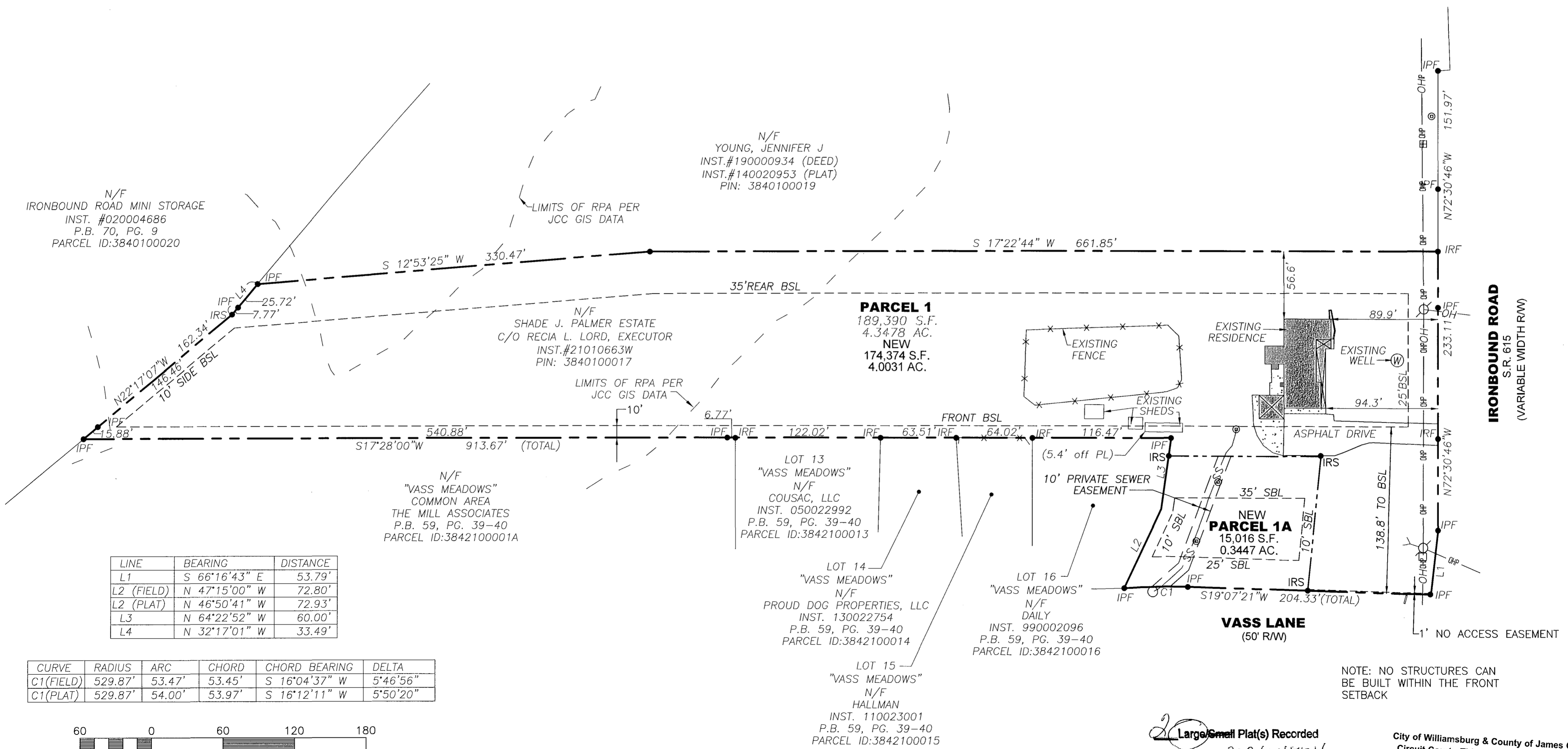
LEGEND

- TELEPHONE PEDESTAL
- UTILITY POLE
- OH— OVERHEAD UTILITY
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- IPF = IRON PIPE FOUND

RECORD PLAT
INSTR#140020953

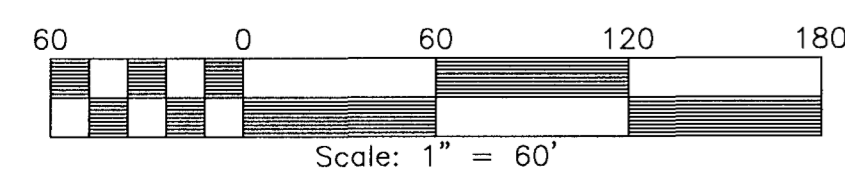


205 E Bulifants Blvd Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



LINE	BEARING	DISTANCE
L1	S 66°16'43" E	53.79'
L2 (FIELD)	N 47°15'00" W	72.80'
L2 (PLAT)	N 46°50'41" W	72.93'
L3	N 64°22'52" W	60.00'
L4	N 32°17'01" W	33.49'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1(FIELD)	529.87'	53.47'	53.45'	S 16°04'37" W	5°46'56"
C1(PLAT)	529.87'	54.00'	53.97'	S 16°12'11" W	5°50'20"



2 Large/Small Plat(s) Recorded
herewith as # 202404724

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 15, 2024
at 11:36 AM, PG. 1
Document # 202404724
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk