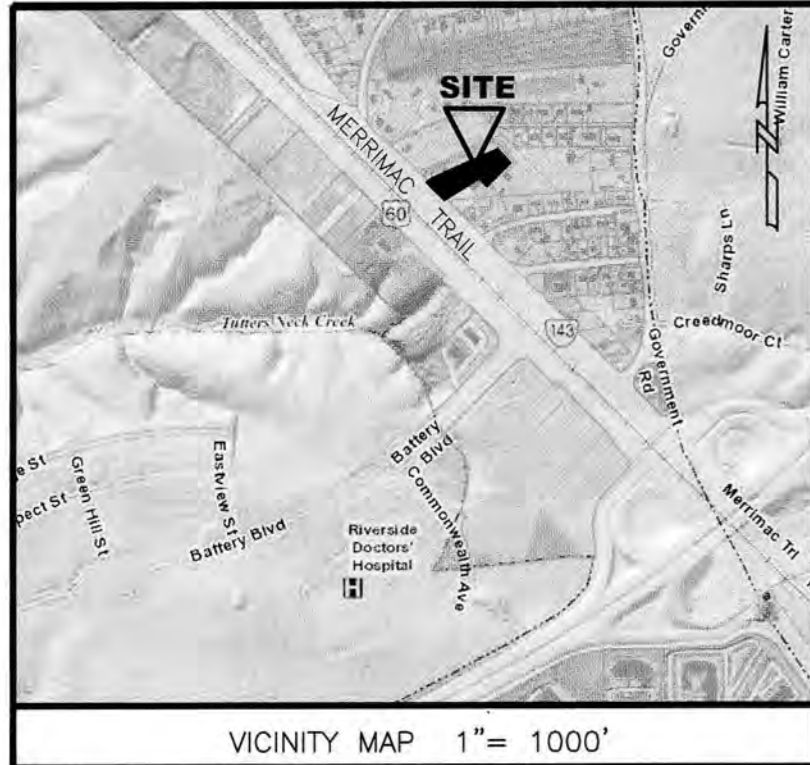


202412317



PROPERTY INFORMATION

PARCEL ID# 5020800001
OWNER: HIGHTECH CONSTRUCTION LLC.
INST. #202403592
ADDRESS:
7292 MERRIMAC TRAIL
WILLIAMSBURG, VIRGINIA 23185
ZONING DISTRICT: R-2 GENERAL RESIDENTIAL
SETBACKS PER R-2 ZONING:
FRONT: 25'
SIDE: 10'
REAR: 35'

**SUBDIVISION PLAT
OF
LOT 1A
HAIRSTON FAMILY SUBDIVISION**

JAMES CITY COUNTY ROBERTS DISTRICT VIRGINIA
DATE: 06/26/2024 JOB:24-085



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

S-24-0012

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF HIGHTECH CONSTRUCTION, LLC, AND WAS ACQUIRED FROM DAVID HOWIE BY THAT CERTAIN DEED DATED MARCH 15, 2024 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA ON MARCH 22, 2024 AS INSTRUMENT NO. 202403592.

OWNERS CERTIFICATE: (PARCEL ID: 5020800001)

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.

[Signature]
SIGNATURE (HIGHTECH CONSTRUCTION LLC) 06/27/2024
DATE

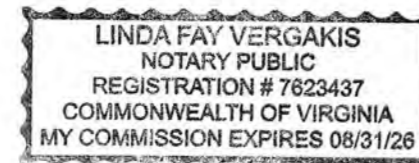
GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY ALL ENCUMBRANCES, EASEMENTS AND SETBACKS SHOWN ON PB. 85 PG.41
2. WETLANDS, IF ANY, WERE NOT INVESTIGATED AS PART OF THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PER FEMA FLOOD INDEX MAP PANEL #51095C0143D DATED DECEMBER 16, 2015 THE LOTS DO NOT LIE WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
9. ANY SERVICES REQUIRING ABANDONMENT/RELOCATION OF EXISTING WATER AND/OR SANITARY SEWER CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE JCSA REQUIREMENTS.

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 27th DAY OF June, 2024. MY COMMISSION EXPIRES August 31, 2026.

[Signature]
NOTARY PUBLIC
REGISTRATION NO. 7623437



AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PIN:5020800001 / LOT 1A	43,568 S.F./ 1.0001 AC.	10,019 S.F./ 0.2300 AC.
(NEW) LOT 1C	--	33,549 S.F./ 0.7701 AC.
TOTAL AREA	43,568 S.F./ 1.0001 AC.	43,568 S.F./ 1.0001 AC.

CERTIFICATE OF APPROVAL

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

07/23/24 *[Signature]*
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
07/24/24 *[Signature]*
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.

06/26/2024 *[Signature]*
DATE W. CHASE GROGG, L.S. 3645

2 Large/Small Plat(s) Recorded
herewith as # 202412317

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 11th DAY OF September, 2024. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:59 pm 202412317 INSTRUMENT # ELIZABETH E. O'CONNOR, CLERK
TESTE

202412317

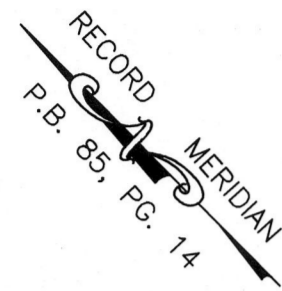
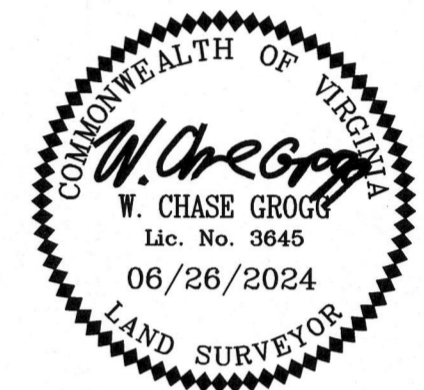
SUBDIVISION PLAT
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DATE: 06/26/2024 JOB:24-085



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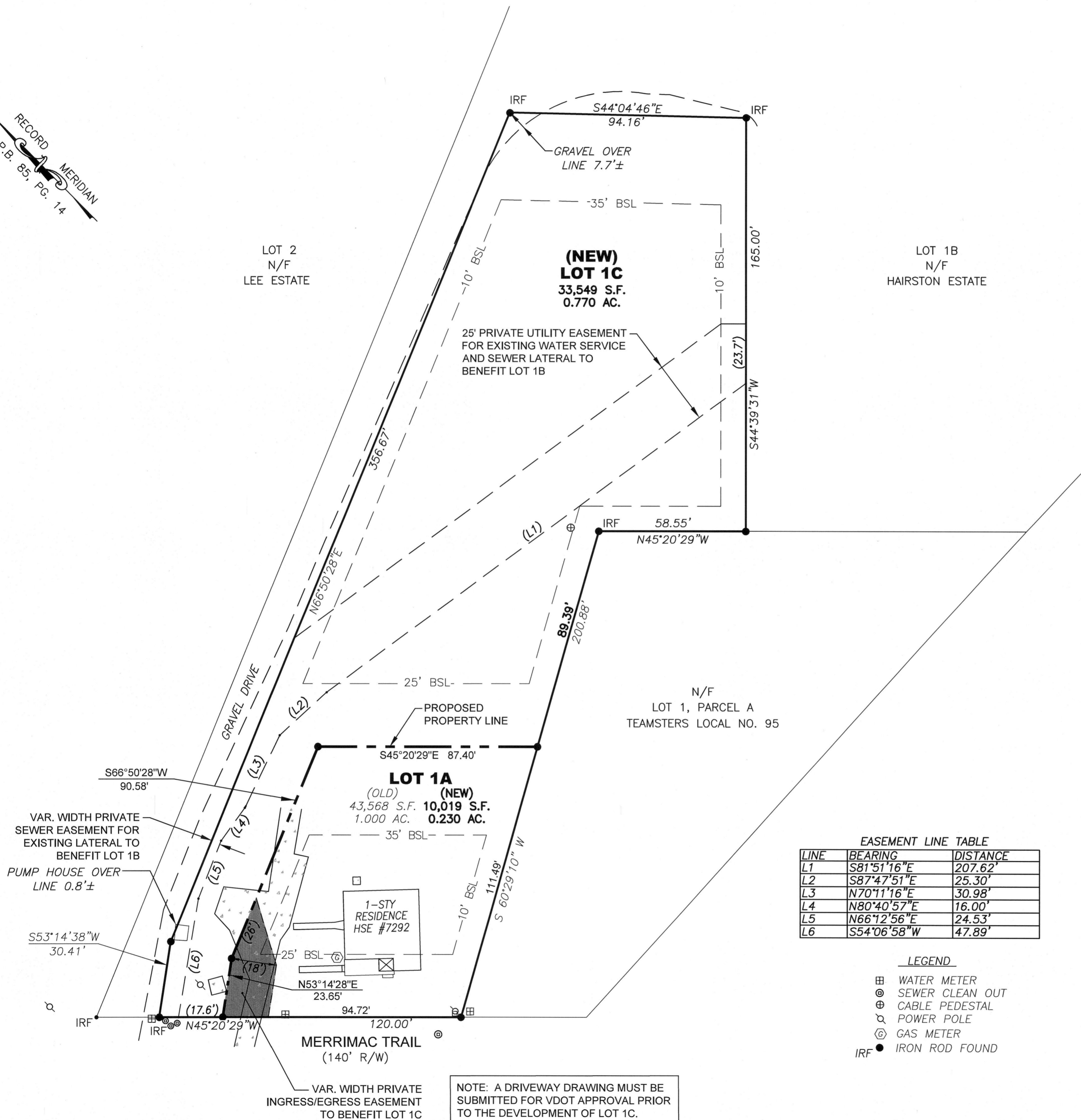
S-24-0012



LOT 2
N/F
LEE ESTATE

LOT 1B
N/F
HAIRSTON ESTATE

N/F
LOT 1, PARCEL A
TEAMSTERS LOCAL NO. 95



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S81°51'16"E	207.62'
L2	S87°47'51"E	25.30'
L3	N70°11'16"E	30.98'
L4	N80°40'57"E	16.00'
L5	N66°12'56"E	24.53'
L6	S54°06'58"W	47.89'

- LEGEND
- ⊕ WATER METER
 - ⊙ SEWER CLEAN OUT
 - ⊕ CABLE PEDESTAL
 - ⊙ POWER POLE
 - ⊙ GAS METER
 - IRF ● IRON ROD FOUND

2 Large/Small Plat(s) Recorded
herewith as # 202412317

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Sept. 11, 2024
at 1:59 AM/PM PB PG
Document # 202412317
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

