

202505436

**SUBDIVISION PLAT
PEACH PARK****OF
PARCEL ID #2020100013**

JAMES CITY COUNTY POWHATAN DISTRICT VIRGINIA

DATE: 03/18/2025

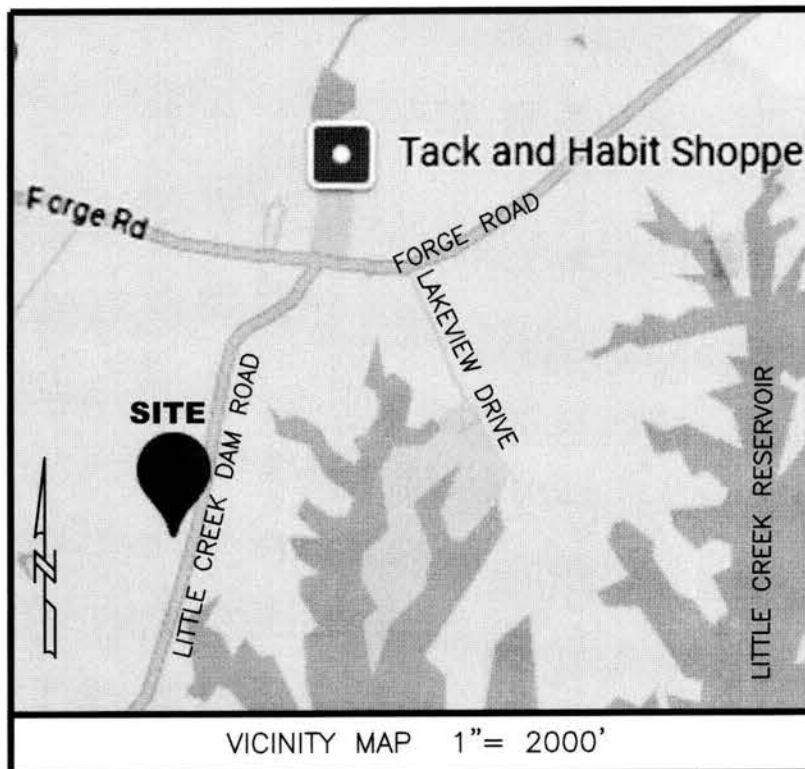
JOB:24-407



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

S-24-0040PROPERTY INFORMATION

PARCEL ID# 2020100013
OWNER: CARY, GRADLY LEON
DEED VIA WILL #230519W
ADDRESS:
7299 LITTLE CREEK DAM ROAD
JAMES CITY COUNTY, VIRGINIA 23168
ZONING DISTRICT: A-1 GENERAL AGRICULTURE
SETBACKS PER A-1 ZONING:
FRONT: 50'
SIDE: 15'
REAR: 35'

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, 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 PRIVATE WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PER FEMA FLOOD INDEX MAP PANEL #51095C0101D DATED DECEMBER 16, 2015 THE LOTS DO NOT LIE WITHIN A FEMA DESIGNATED FLOOD HAZARD ZONE.
7. ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE AND 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.
10. ANY WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
11. PRIOR TO ANY LAND DEVELOPMENT ACTIVITIES; A SITE SPECIFIC WETLAND DELINEATION AND RPA DETERMINATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION SECTION OF THE JAMES CITY COUNTY CODE.
12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
13. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
14. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PIN:2020100013	±220,110 S.F./ ±5.05 AC.	
PARCEL A		±116,534 S.F. / ±2.68 AC.
PARCEL B		±103,576 S.F. / ±2.38 AC.

OWNERS CERTIFICATE: (PARCEL ID: 4830100004 & PARCEL ID:4830100004A)

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.

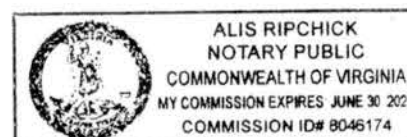
Gradly Cary
SIGNATURE (CARY, GRADLY LEON)

4-14-25
DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Alis Ripchick, 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 14 DAY OF April, 2025. MY COMMISSION EXPIRES June 30, 2027.

[Signature]
NOTARY PUBLIC
REGISTRATION NO. 8046174

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF CARY, GRADLY LEON AND WAS ACQUIRED FROM GLORIA JEAN CARY BY THAT CERTAIN WILL DATED SEPTEMBER 22, 2023 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 230519W.

CERTIFICATE OF APPROVAL

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

3-24-2025
DATE
VIRGINIA DEPARTMENT OF HEALTH

03/18/2025
DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

04/17/2025
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 SURVEYORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

03/18/2025
DATE

W. Chase Grogg
WALKER CHASE GROGG, L.S. 3645

2 Large Small Plat(s) Recorded
herewith as # 202505436

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 23 DAY OF April, 2025. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 12:14 PM. INSTRUMENT # 202505436.
TESTE ELIZABETH E. O'CONNOR, CLERK

202505436

SUBDIVISION PLAT
PEACH PARK

OF
PARCEL ID #2020100013

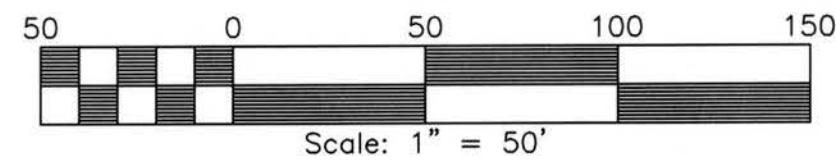
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LEGEND

- FENCE
- WATER SPIGOT
- HVAC
- WELL
- OVERHEAD UTILITY
- UTILITY POLE
- WELL HOUSE
- IRF= IRON ROD FOUND
- IPF= IRON PIPE FOUND
- PPF= PINCHED PIPE FOUND

City of Williamsburg & County of James City

Circuit Court: This PLAT was recorded on

April 23, 2025

at 12:14 AM (PM) PB PG

Document # 202505436

ELIZABETH E. O'CONNOR, CLERK

Elizabeth E. O'Connor, Clerk

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LRI
LANDTECH
RESOURCES, INC.

ENGINEERING AND SURVEYING
CONSULTANTS

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S-24-0040



LINE	BEARING	DISTANCE
L1	S 02°37'16" W	38.73'
L2	S 01°27'20" W	78.76'
L3	S 12°16'44" W	25.70'
L4	S 12°16'44" W	87.80'

VA STATE PLANE
SOUTH ZONE
(NAD 83/GEOD 12B)

PIN:2020100008
N/F
DOZIER, RALPH BENJAMIN & CHARLES
NORRIS II & SINK, MARY ELIZABETH
INST#160021617 (DEED)

PIN:2020100011C
N/F
CARY, FLOYD L EST C/O JOHN CARY
P.B.43 PG.77

PIN:2020100012
N/F
GRAY, JIMMY R & ROSA M
INST#2020100012 (DEED)
P.B.43 PG.77

PARCEL B
±103,576 S.F.
±2.38 AC.

PARCEL A
±116,724 S.F.
±2.680 AC.

EXISTING PIN#2020100013
±220,110 S.F. (OLD)
±5.05 AC. (OLD)

PIN:2020100014A
N/F
JONES, WARREN DEE SR HEIRS C/O JONES,
WARREN D JR
INST#1900519W (DEED)
D.B.247 PG.834

PIN:2020100014C
N/F
JONES, WARREN DEE SR HEIRS C/O JONES,
WARREN D JR
INST#1900519W (DEED)
D.B.247 PG.834

PIN:2020100014B
N/F
JONES, WARREN DEE JR
D.B.247 PG.831 (DEED)
D.B.247 PG.834

LITTLE CREEK DAM ROAD
(50' ROW)