

202603542

PROPERTY INFORMATION

PARCEL B
OWNER: JAMES W. BRAXTON, JR.
INST. #090029365
INST. #060020159 (PLAT)

ADDRESS:
257 BUSH SPRINGS ROAD
WILLIAMSBURG, VIRGINIA 23168
PARCEL ID: 2220100032B
ZONING DISTRICT: R1 (LIMITED RESIDENTIAL)

PARCEL C
OWNER: JAMES W. BRAXTON, JR.
INST. #060020159
INST. #060020159 (PLAT)

ADDRESS:
253 BUSH SPRINGS ROAD
WILLIAMSBURG, VIRGINIA 23168
PARCEL ID: 2220100032C
ZONING DISTRICT: R1 (LIMITED RESIDENTIAL))

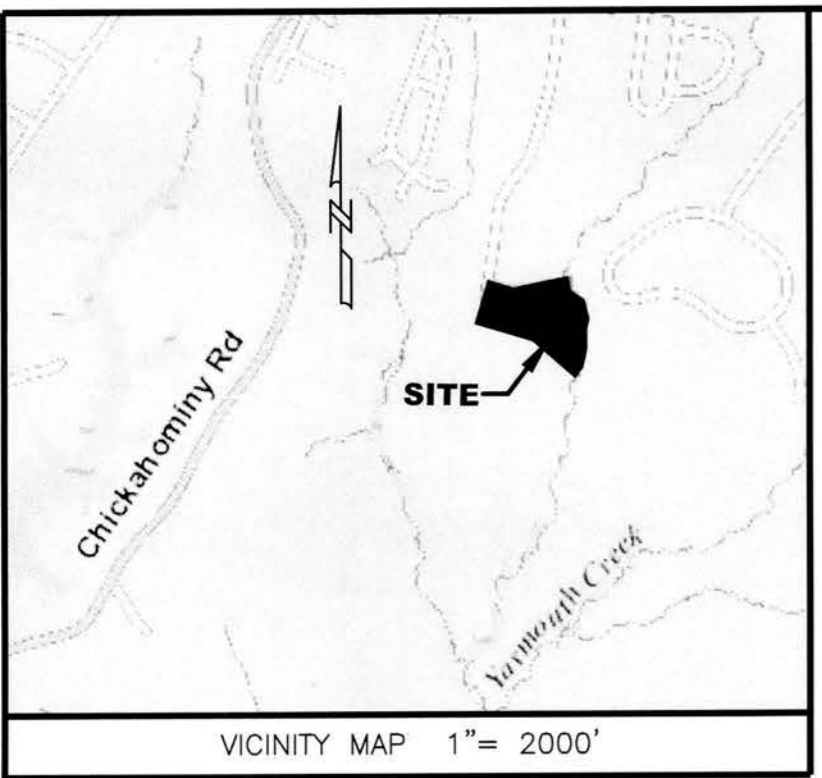
**BOUNDARY LINE ADJUSTMENT
BETWEEN
PARCEL B - BRAXTON PROPERTY
(GPIN#2220100032B)
AND
PARCEL C - BRAXTON PROPERTY
(GPIN#2220100032C)**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 08/05/2025 JOB # 24-485

**LandTech
Resources, Inc.**

Engineering & Surveying Consultants
205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 2
JCC-S-25-0007



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.

James W. Braxton, Jr. 9-22-2025
SIGNATURE DATE
JAMES W. BRAXTON, JR.
NAME PRINTED

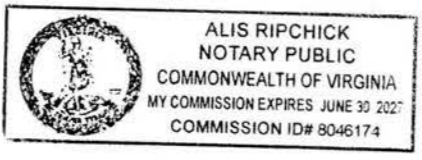
GENERAL NOTES

- 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 & RPA SHOWN AS PER PLAT OF RECORD INSTR.#060020159.
- 3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
- 4. LOTS SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
- 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. PER JAMES CITY COUNTY VA FIRM INDEX 51095C0106D DATED DECEMBER 16, 2015, LOTS LIE WITHIN FEMA ZONE X (AREA OF MINIMAL FLOOD HAZARD).
- 7. WETLANDS AND LANDS WITHIN RPA AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (C)(1) OF THE JAMES CITY COUNTY CODE.
- 8. UNLESS OTHERWISE NOTED, ANY 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. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 11. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 12. 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.
- 13. THE APPROXIMATE LOCATIONS OF THE EXISTING DRAINFIELDS ARE SHOWN PER ORIGINAL PLAT OF RECORD, INST.#060020159 & EXISTING VDH RECORDS.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF York, 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 22 DAY OF September, 2025. MY COMMISSION EXPIRES June 30, 2027.

Alis Ripchick
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 JAMES W. BRAXTON, JR. AND WAS ACQUIRED FROM JAMES W. BRAXTON, SR. & SHIRLEY P. TRAVERS BY THAT CERTAIN DEED DATED AUGUST 9, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 060020159, AND FROM SHIRLEY P. TRAVERS BY THAT CERTAIN DEED DATED OCTOBER 28, 2009 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 090029365.

CERTIFICATE OF APPROVAL

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

9/26/2025 [Signature]
DATE VIRGINIA DEPARTMENT OF HEALTH
09/25/25 [Signature]
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
10/02/2025 [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.

8/27/2025
DATE
W. Chase Grogg
W. CHASE GROGG, LS



AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PARCEL B	299,087± S.F. / 6.87± AC.	469,471± S.F. / 10.78± AC.
PARCEL C	221,117± S.F. / 5.08± AC.	42,723 S.F. / 0.98 AC.
R/W DEDICATION		8,010 S.F. / 0.18 AC.
TOTAL	520,204± S.F. / 11.94± AC.	520,204± S.F. / 11.94± AC.

2 Large/Small Plat(s) Recorded
herewith as # 202603542

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 25th DAY OF March, 2026. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:09 pm INSTRUMENT # 202603542
TESTE ELIZABETH E. O'CONNOR, CLERK

202603542

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

BOUNDARY LINE ADJUSTMENT
BETWEEN
PARCEL B - BRAXTON PROPERTY
(GPIN#2220100032B)
AND
PARCEL C - BRAXTON PROPERTY
(GPIN#2220100032C)

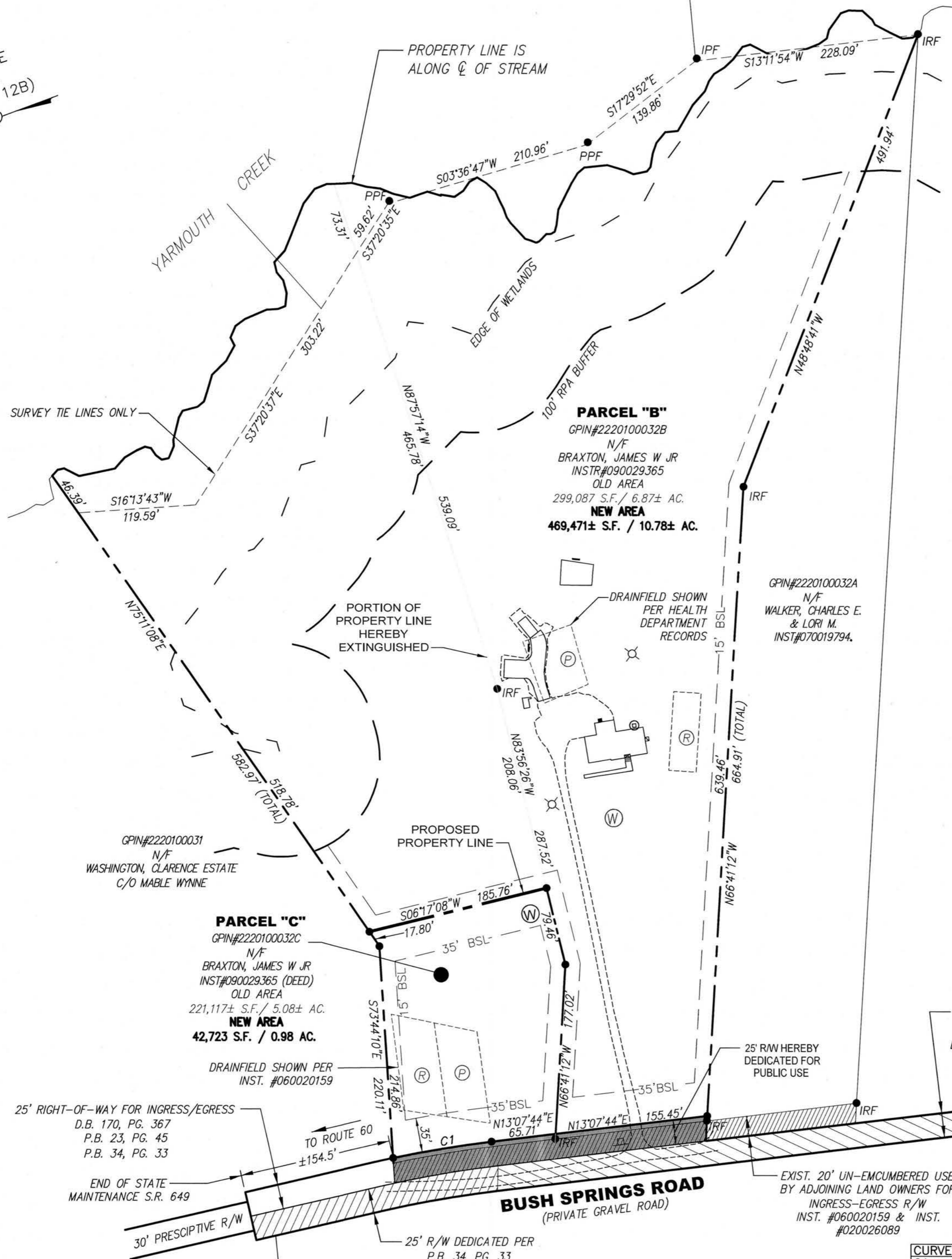
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
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SHEET 2 OF 2

JCC-S-25-0007

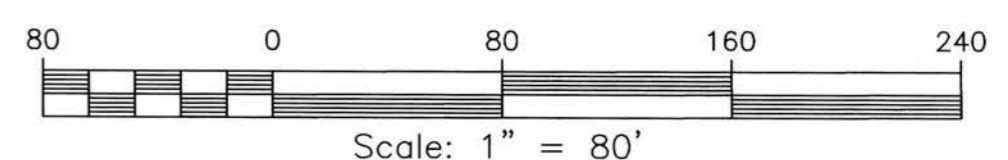


LEGEND

- (W) EXIST. WELL LOCATION
- (W) PROP. WELL LOCATION
- (R) (P) EXIST. RESERVE / PRIMARY DRAINFIELD
- ⊙ SEWER CLEAN OUT
- ⊗ LIGHT POLE
- ⊥ SIGN
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 23, 2026
at 2:09 AM/PM PB PG
Document # 202603542
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

2 Large/Small Plat(s) Recorded
herewith as # 202603542



CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1245.99'	101.64'	50.85'	101.61'	N10°41'46"E	4°40'26"