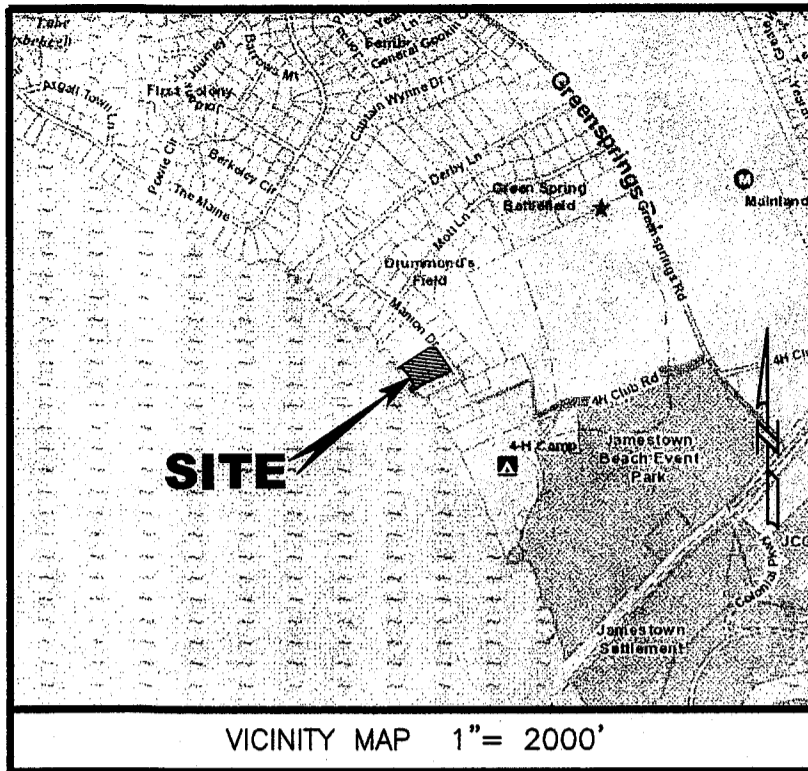


210004780



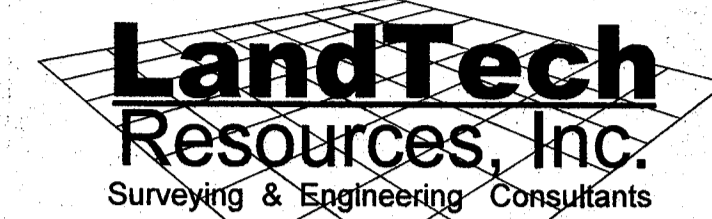
BOUNDARY LINE EXTINGUISHMENT BETWEEN

LOT 11 & LOT 12
DRUMMONDS FIELD
SECTION 1

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 3/5/2021

JOB # 20-210



Surveying & Engineering Consultants

205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188

Phone: (757) 565-1677 Fax: (757) 565-0782

web: landtechresources.com

SHEET 1 OF 2

JCC-S-20-0033

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 RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. THE PARCEL LIES MAINLY WITHIN ZONE "X" WITH A PORTION OF THE PROPERTY FALLING IN ZONE VE (BASE ELEV. 10 FEET) ACCORDING TO COMMUNITY PANEL #51095C0181D, DATED DECEMBER 16, 2015.
7. THIS PROPERTY LIES PARTIALLY WITHIN THE RPA.
8. MEAN LOW WATER AND MEAN HIGH WATER LEVEL ARE SHOWN BASED ON RECORD INFORMATION AND HAVE NOT BEEN FIELD VERIFIED.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
12. PRIOR TO ANY FURTHER 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.
13. A 10' MINIMUM WIDTH EASEMENT FOR FORCE MAIN AND GRINDER PUMP ACCESS BY J.C.S.A. WILL BE PROVIDED ON LOT FROM VDOT R/W TO GRINDER PUMP. ACTUAL LOCATION OF EASEMENTS SHALL BE DETERMINED BY GRINDER PUMP AND FORCE MAIN LOCATIONS.
14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

OWNERS CERTIFICATE (LOT 11 & LOT 12)

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 G. Chohany
 JOHN G. CHOHANY
 DATE: March 8 2021

CERTIFICATE OF NOTARIZATION

COMMONWEALTH 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
 GIVEN UNDER MY HAND THIS 8th DAY OF March, 2021.

Linda Fay Vergakis
 NOTARY PUBLIC

Linda Fay Vergakis
 NOTARY PUBLIC
 Registration # 7623437
 Commonwealth of Virginia
 My Commission Expires 08/31/22

MY COMMISSION EXPIRES August 31, 2022

REGISTRATION NO. 7623437

CERTIFICATE OF SOURCE OF TITLE (LOT 11 & LOT 12)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF:

LOT 11
 JOHN G. CHOHANY
 PROPERTY WAS ACQUIRED FROM JOHN G. CHOHANY, TRADING AS A SOLE PROPRIETOR VIZPART, BY THAT CERTAIN DEED DATED AUGUST 24, 2001 AND IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT 010015581.

LOT 12
 JOHN G. CHOHANY
 PROPERTY WAS ACQUIRED FROM JOHN G. CHOHANY, TRADING AS A SOLE PROPRIETOR VIZPART, BY THAT CERTAIN DEED DATED AUGUST 24, 2001 AND IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT 010015581.

PROPERTY INFORMATION

LOT 11
 PARCEL ID #4630200011
 2507 MANION DRIVE
 WILLIAMSBURG, VIRGINIA 23185

LOT 12
 PARCEL ID #4630200012
 2505 MANION DRIVE
 WILLIAMSBURG, VIRGINIA 23185

ZONING DISTRICT: R8 RURAL RESIDENTIAL

BUILDING SETBACKS:
 FRONT = 35'
 REAR = RPA BUFFER LIMITS
 SIDE = 15'

AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 11	77,586 S.F. / 1.781 AC.	113,449 S.F. / 2.604 AC.
LOT 12	35,863 S.F. / 0.823 AC.	

TOTAL AREA = 113,449 S.F. / 2.604 AC.

CERTIFICATE OF APPROVAL

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

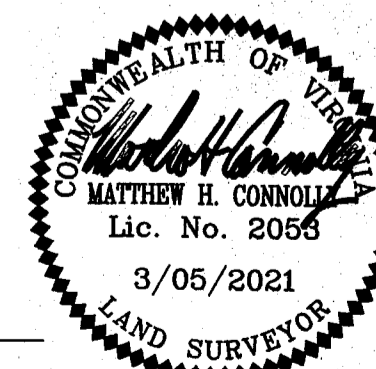
10 Mar 2021
 DATE
[Signature]
 SUBDIVISION AGENT OF JAMES CITY COUNTY

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.

3/5/2021
 DATE

Matthew H. Connolly
 MATTHEW H. CONNOLLY, 2053



2 Large/Small Plat(s) Recorded
 herewith as # 210004780

COMMONWEALTH OF VIRGINIA - JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 12th DAY OF March, 2021.
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3:19 pm
 INSTRUMENT # 210004780

TESTE MONA A. FOLEY, CLERK

210004780

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	229.06'	3770.78'	3°28'50"	N 38°21'01" W	229.02'
C2	86.11'	2864.79'	1°43'20"	N 35°12'24" W	86.10'
C3	17.91'	60.00'	17°05'58"	N 25°48'06" W	17.84'

BOUNDARY LINE EXTINGUISHMENT BETWEEN

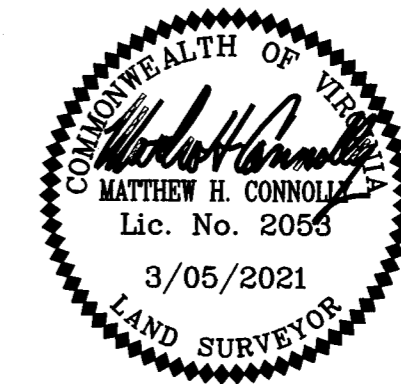
**LOT 11 & LOT 12
DRUMMONDS FIELD**
SECTION I

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 3/5/2021 SCALE: 1"=40' JOB # 20-210

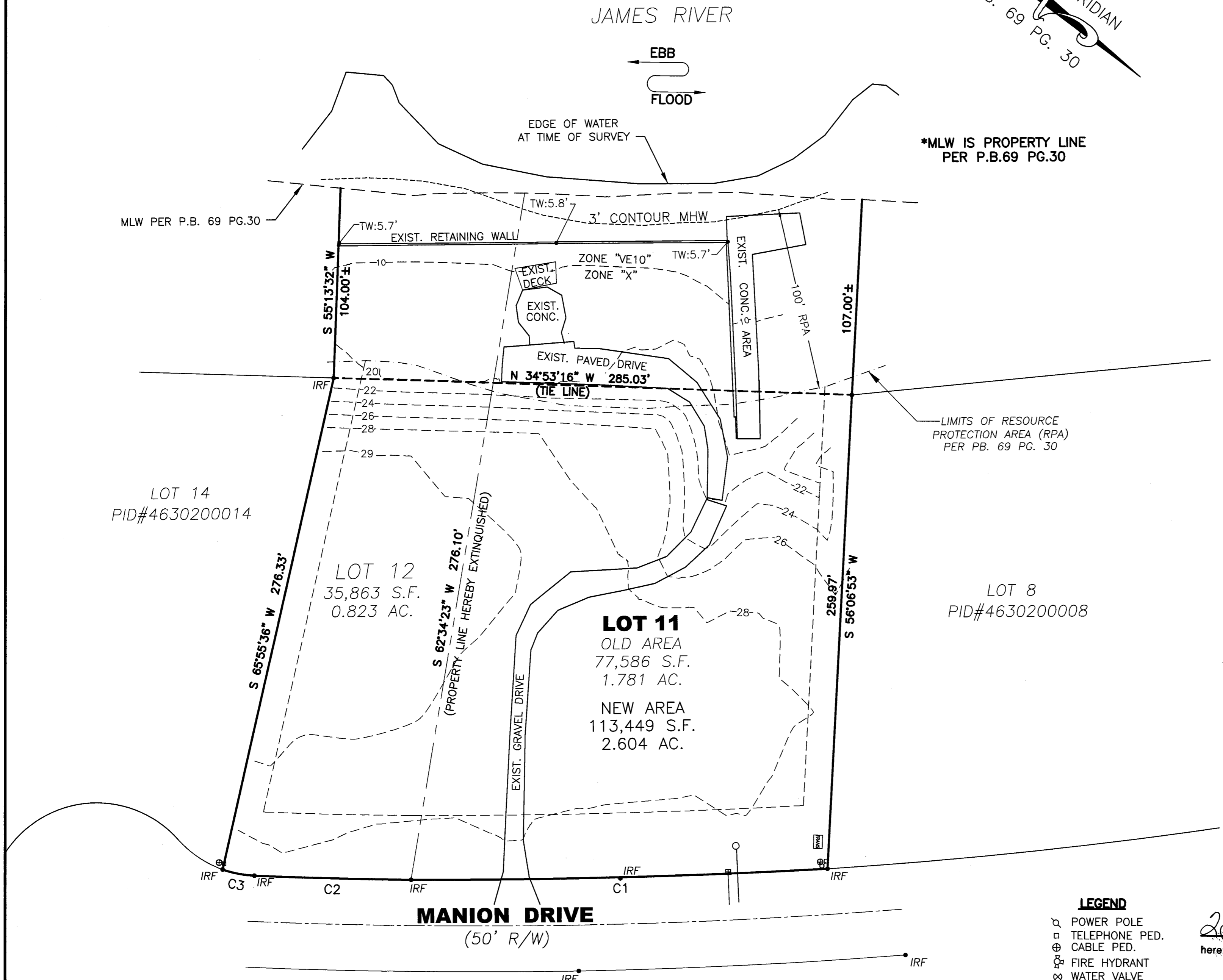
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SHEET 2 OF 2

JCC-S-20-0033



*MLW IS PROPERTY LINE PER P.B.69 PG.30



PROPERTY INFORMATION

LOT 11
PARCEL ID #4630200011
2507 MANION DRIVE
WILLIAMSBURG, VIRGINIA 23185

LOT 12
PARCEL ID #4630200012
2505 MANION DRIVE
WILLIAMSBURG, VIRGINIA 23185

ZONING DISTRICT: R8 RURAL RESIDENTIAL

BUILDING SETBACKS:
FRONT = 35'
REAR = RPA BUFFER LIMITS
SIDE = 15'

AREA TABULATION

LOT	OLD AREA	NEW AREA
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LOT 12	35,863 S.F. / 0.823 AC.	

TOTAL AREA = 113,449 S.F. / 2.604 AC.

LEGEND

- ⊠ POWER POLE
- TELEPHONE PED.
- ⊕ CABLE PED.
- ⊗ FIRE HYDRANT
- ∞ WATER VALVE
- ⊞ WATER METER
- SANITARY CONNECTION
- IRF = IRON ROD FOUND

20 Large/Small Plat(s) Recorded herewith as # 210004780

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 12, 2021
at 3:19 AM PM PG
Document # 210004780
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

