

OWNERS CERTIFICATE PARCEL NO. 1:

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

DAVID G. JOHNSON

### CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF Williamsbry 1, Jessica L. Colson 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 8th DAY OF DECEMBE MY COMMISSION, EXPIRES 9/30/23

NOTARY PUBLIC REGISTRATION NO. 7848491

JESSICA L. COLSON Notary Public Commonwealth of Virginia Reg. #784849 13013

12-8.20

DATE

# CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF DAVID G. & CINDY B. JOHNSON AND WAS ACQUIRED FROM DAVID JOHNSON BUILDER, L.L.C. BY THAT CERTAIN DEED DATED APRIL 6, 2017 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NUMBER 170008442.

# ENGINEERS OR SURVEYORS CERTIFICATE

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.

11/24/2020 DATE

eteranell PETER FARRELL, L.S. 2036

# CERTIFICATE OF APPROVAL

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

17-Dec-2020 DATE VIRGINIA DEPARTMENT OF HEALTH

VIRGINIA DEPARTMENT OF TRANSPORTATION

SUBDIVISION AGENT OF JAMES CITY COUNTY

#### **OWNERS CERTIFICATE LOT 27:**

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.

MONIQUE N. SESSLE

12/03/2020

## CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF WIMES CITY I. Inchema 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 31 DAY OF DECEMBED.

MY COMMISSION EXRIRES (3/31/8024).

NOTARY PUBLIC REGISTRATION NO. 7513195

REBECCA LEIGH HARDIN NOTARY PUBLIC REGISTRATION # 7513195 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES MARCH 31, 2024

#### CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF MONIQUE N. SESSLER AND WAS ACQUIRED FROM WILLIAM H. FISHER & MONIQUE N. SESSLER & DIANA ELIZABETH ANNUNCIATA FISHER BY THAT CERTAIN DEED DATED JUNE 6, 2014 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NUMBER 140011501.

# PETER FARRELL Lic. No. 2036 11/24/2020

PROPERTY INFORMATION

LOT 3, M.A. ROULAND ESTATE OWNER: DAVID G. & CINDY B. JOHNSON INST. #170008442 (DEED) INST. #200001072 (PLAT) PIN: 1430800003

ADDRESS: #8301 CROAKER ROAD WILLIAMSBURG, VIRGINIA 23188 ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)

LOT 27, GLENWOOD ACRES OWNER: MONIQUE N. SESSLER INST. #140011501 (DEED) P.B. 44, PG. 53-54 PIN: 1430600027

ADDRESS: #4508 CROSSCUT COURT WILLIAMSBURG, VIRGINIA 23188 ZONING DISTRICT: A1 (GENERAL AGRICULTURAL) BETWEEN LOT 3

SUBDIVISION OF PARCEL NO. 1. M.A. ROULAND ESTATE PROPERTY

BOUNDARY LINE ADJUSTMENT

LOT 27, GLENWOOD ACRES

JAMES CITY COUNTY

STONEHOUSE DISTRICT

VIRGINIA

DATE: 11/24/2020 SCALE: 1"=100' JOB # 14-499



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-20-0055

#### **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. WETLAND LOCATION SHOWN PER DELINEATIONS BY ROTH ENVIRONMENTAL.
- 3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- 4. LOT 3 IS SERVED BY PRIVATE WATER AND SEWER SYSTEMS. LOT 27 IS SERVED BY PUBLIC WATER & PRIVATE SEWER SYSTEMS.
- 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. PARCELS LIE IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0136D, DATED 12/16/2015.
- 7. LOT 3 FALLS PARTIALLY WITHIN THE RPA.
- 8. UNLESS OTHERWISE NOTED, ALL 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. 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.
- 11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 12. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 13. 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 | PIN        | OLD AREA                 | NEW AREA                 |
|--------|------------|--------------------------|--------------------------|
| LOT 3  | 1430800003 | 232,667 S.F. / 5.341 AC. | 189,067 S.F. / 4.340 AC. |
| LOT 27 | 1430600027 | 43,719 S.F. / 1.004 AC.  | 87,319 S.F. / 2.005 AC.  |

TOTAL AREA = 276,386 S.F. / 6.345 AC.

Carge Small Plat(s) Recorder herewith as # 21000488

#### STATE OF VIRGINIA. JAMES CITY COUNTY

JAMES CITY THIS 15th DAY OF March, 2021 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3: 14pm INSTRUMENT # \_

TESTE \_ MONA A. FOLEY, CLERK

210004881 BOUNDARY LINE ADJUSTMENT RECORD MERIDIAN BETWEEN LOT 3 **LOT 27** SUBDIVISION OF PARCEL NO. 1, GLENWOOD ACRES OLD AREA P.B. 9, PG. M.A. ROULAND ESTATE PROPERTY 43,719 S.F. 1.004 AC. LOT 27, GLENWOOD ACRES **NEW AREA** 87,319 S.F. JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA 2.005 AC. JAMES PIN: 1430600028 DATE: 11/24/2020 SCALE: 1"=100' JOB # 14-499 N/F D.B. 780, PG. 922 HÁYES N/F SCIOLE PIN: 1430600022 PIN: 1430100006 and Tech INST. #200002342 - APPROXIMATE LOCATION OF EXISTING DRAINFIELD INST #080002704 PER VDH PERMIT **APPARENT** Engineering & Surveying Consultants -GAP AREA BOWLING 205 Bulifants Blvd, Suite E, Williamsburg, Virginia 23188 0.5± AC. PIN: 1430600021 ĹEE Phone: (757) 565-1677 Fax: (757) 565-0782 INST #190003956 PIN: 1430600026 web: landtechresources.com D.B. 739, PG. 514 S 21°23'37" SHEET 2 OF 2 THITTIME (L7) PORTION OF JCC-S-20-0055 DANÓRIDGE N 23°36'37" E PROPERTY LINE -PIN: 1430100008 692.03' HEREBY EXTINGUISHED 316.16 D.B. 604, PG. 706 N 21°24'35" LOT 4 JOHNSON - NEW PROPERTY-PIN: 1430800002 LINES INST. #170008442 DANÓRIDGE PIN: 1430100017B D.B. 604, PG. 706 LEGEND LOT 3 AREA OF BOUNDARY OLD AREA 232,667 S.F. **ADJUSTMENT** -LIMIT OF RPA WETLANDS 5.341 AC. IRF = IRON ROD FOUND NEW AREA IPF = IRON PIPE FOUND 189,067 S.F. 4.340 AC. LINE BEARING DISTANCE BRADSBY 375.21 N 42°15'01" E PIN: 1430100017A N 14°53'30" E 63.01 D.B. 591, PG. 669 L2 L3 N 64'03'30" E 246.52 N 47°06'46" E 365.88 L4 N 42°37'44" E 174.21 S 38.43'12" W INGRESS 50' PRIVATE ASEMENT & N 68°34'15" W 29.97 PIÉRCE — N 42°37'44" E 124.48' L7 PIN: 1430100020 N 68°35'25" W 58.97 L8 399.43' D.B. 151, PG. 503 N 68°11'00" W 44.03 L9 LAPPROVED LOCATION-N 23°36'37" E 302.54 L10 OF PRIMARY AND N 23'36'37" E 110.54 RESERVE DRAINFIELD & WELL CURVE RADIUS TAN ARC CHORD CHORD BEARING DELTA ANGLE C4 60.00' 33.63' 61.30' 58.67' N 49\*40'32" E 58\*32'29" INST. #200001072 LOT 2 DANDRIDGE N/F PIN: 1430100008 JOHNSON D.B. 604, PG. 706 / PIN: 1430800002 INST. #170008442 INST. #200001072 (PLAT) LOT 1 N/F BRÁXTON JOHNSON PIN: 1430100023 S 29'28'02" W PIN: 1430800002 D.B. 340, PG. 771 INST. #170008442 INST. #200001072 (PLAT) Large Small Plat(s) Recorded herewith as # 2/000488 AREA TABULATION NEW AREA CROAKER ROAD OLD AREA PARCEL PIN (VARIABLE WIDTH R/W) 189,067 S.F. / 4.340 AC. LOT 3 1430800003 232,667 S.F. / 5.341 AC. LOT 27 1430600027 43,719 S.F. / 1.004 AC. 87,319 S.F. / 2.005 AC. TOTAL AREA = 276,386 S.F. / 6.345 AC. City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on March 15, 2021 at 3:14 AM/M PB \_\_\_ PG \_\_ Document # MONA A. FOLEY, CLERK

Scale: 1" = 100'

Mora A. Idery