

110009452

PLAT OF PROPERTY LINE EXTINGUISHMENT

LOTS 8 & 9, SECTION 2B
CHICKAHOMINY HAVEN
STANDING IN THE NAME OF
OC, INC.

JAMES CITY COUNTY STONEHOUSE DISTRICT, VIRGINIA

DATE: 2/24/11 SCALE: 1"=30" JOB # 11-007

LandTech
Resources, Inc.

Surveying • Engineering • GPS

205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188

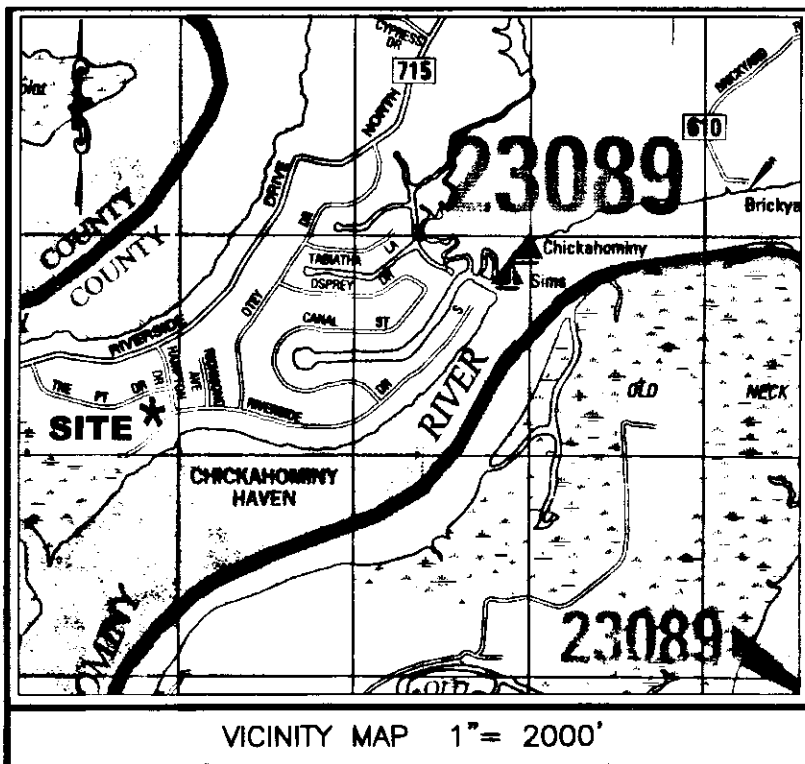
Phone: (757) 565-1677 Fax: (757) 565-0782

web: landtechresources.com

SHEET 1 OF 1

GENERAL NOTES

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- WETLANDS APPEAR TO FALL WITHIN THE MARSH AREA AS SHOWN ON THIS PLAT.
- THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
- ALL LOTS ARE SERVED BY PRIVATE WATER AND SEWER.
- THE PURPOSE OF THIS PLAT IS TO VACATE THE INTERIOR LOT LINES AS SHOWN.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- PARCEL LIES IN FIRM ZONE "X" & "AE" ACCORDING TO COMMUNITY PANEL #510201 0085C DATED SEPTEMBER 28, 2007.
- PER JCC GIS BOTH LOTS APPEAR TO BE ENTIRELY LOCATED IN THE RPA. THE RPA SHOULD BE FIELD VERIFIED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
- APPROXIMATE 100' RPA WAS FIELD MEASURED FROM THE EDGE OF MARSH AS SHOWN.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE. (Refer to 19-29(g) of the Subdivision ordinance.)
- ON-SITE SEWAGE TREATMENT SYSTEM SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE. (Refer to 19-29(n) of the Subdivision ordinance; Ordinance 30A-38 adopted October 12, 2010.)
- IN ACCORDANCE WITH SECTION 23-9(b)(7) OF THE COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE, A RESERVE SEWAGE DISPOSAL SITE WITH A CAPACITY AT LEAST EQUAL TO THAT OF THE PRIMARY SEWAGE DISPOSAL SITE, SHALL BE PROVIDED ON ANY LOT OR PARCEL RECORDED AFTER AUGUST 6, 1990.
- WELL, CLEARSTREAM TANK AND DRAINFIELD DESIGN AND LOCATION PER PLANS BY OTHERS PROVIDED TO LANDTECH RESOURCES, INC. BY THE OWNER.



OWNERS CERTIFICATE

THE EXTINGUISHMENT OF THE PROPERTY LINE AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

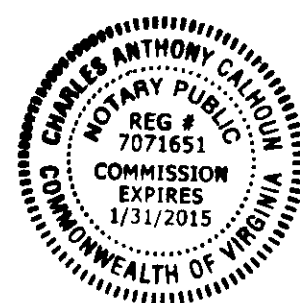
Robert O'Connell April 13, 11
OC, INC. DATE

Robert O'Connell, VP
PRINTED NAME, TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF York, I, Charles A. Cannon, 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 13th DAY OF April, 2011. MY COMMISSION EXPIRES 11-31-2015.

Charles A. Cannon
NOTARY PUBLIC
#7071651
REGISTRATION NO.



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS PROPERTY LINE EXTINGUISHMENT PLAT IS OWNED AS FOLLOWS: IN THE NAME OF OC, INC. AND WAS ACQUIRED FROM STEPHEN A. KEYSER AND PAUL S. KEYSER, JR. BY DEED DATED JANUARY 18, 2011 RECORDED AS INSTRUMENT #110005173.

THE ABOVE DEEDS ARE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

CERTIFICATE OF APPROVAL

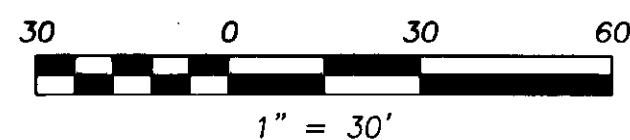
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS, AND MAY BE ADMITTED TO RECORD.

4-21-11 Matthew H. Connolly
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.

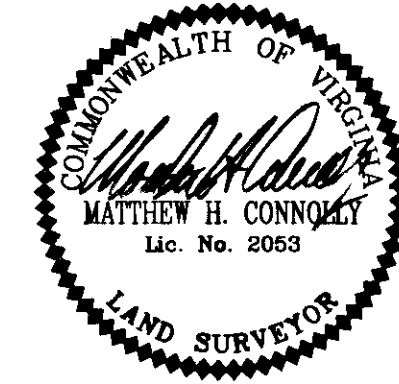
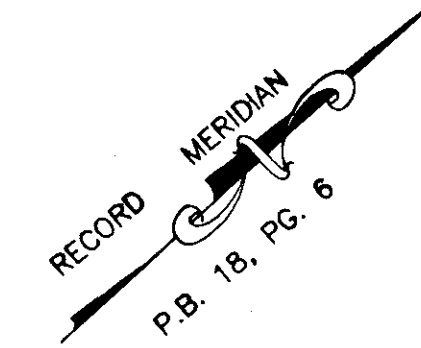
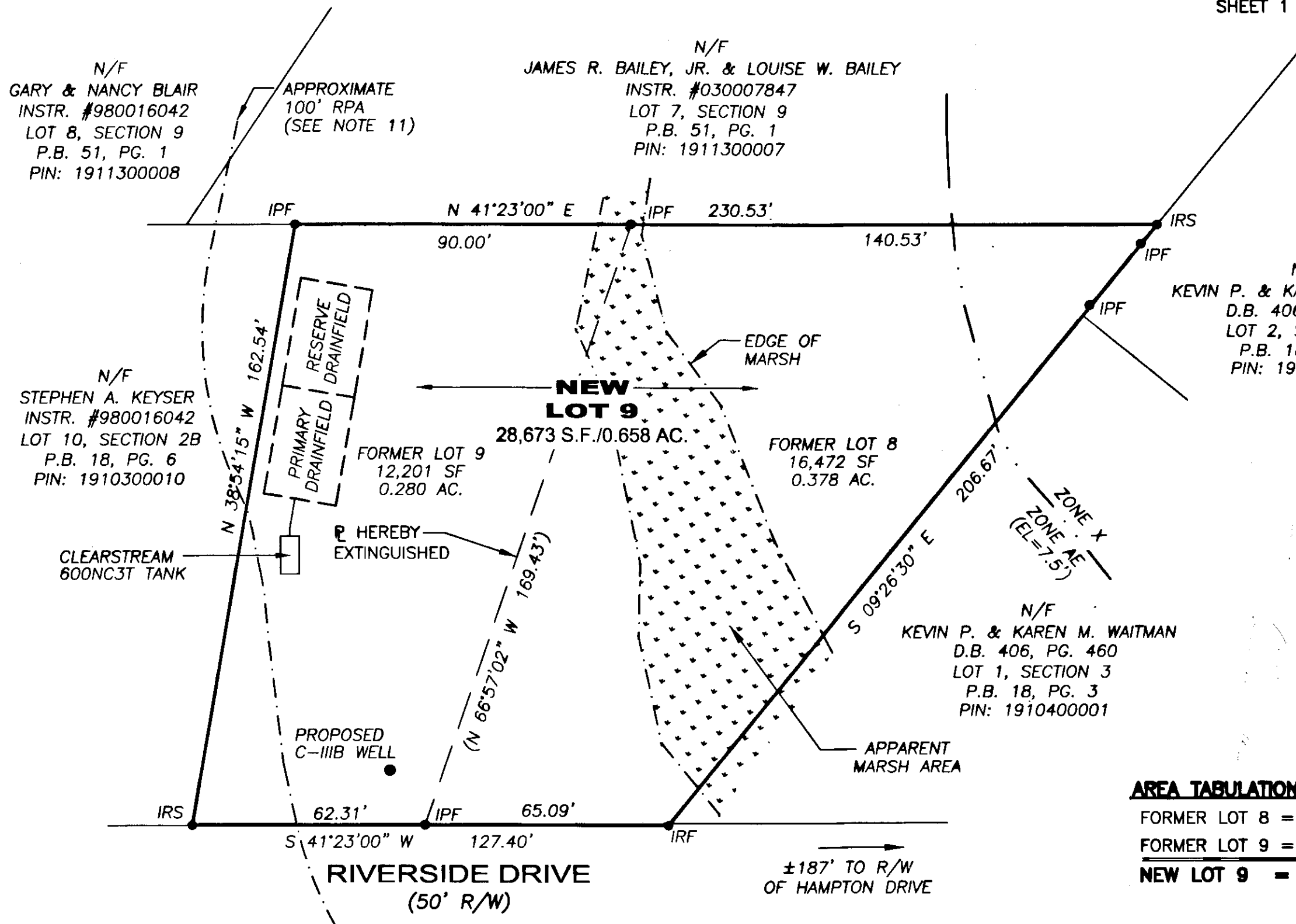
4/12/2011 Matthew H. Connolly
DATE MATTHEW H. CONNOLLY #2053



Large/Small Plat(s) Recorded
herein as # 110009452

LEGEND

IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
IRS = IRON ROD SET



AREA TABULATION

FORMER LOT 8 =	16,472 S.F.	0.378 AC.
FORMER LOT 9 =	12,201 S.F.	0.280 AC.
NEW LOT 9 =	28,673 S.F.	0.658 AC.

PROPERTY INFORMATION

PARCEL ID: LOT 8 - 1910300008
LOT 9 - 1910300009
ZONING DISTRICT: R2
BUILDING SETBACK
FRONT = 25'
REAR = 35'
SIDE = 10'
EXISTING ADDRESS:
LOT 8 - 4030 S RIVERSIDE DR.
LOT 9 - 4028 S RIVERSIDE DR.

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, 2011. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 12:13 PM/P.M. INSTRUMENT # 110009452 TESTE Betsy B. Woodruff CLERK
By Christina H. Bickley D. J. ...