JAMES CITY COUNTY

JAMESTOWN DISTRICT

VIRGINIA

WNER'S_CERTIFICATION_	CERTIFICATE OF NOTARIZATION:	CENERAL NOTES	CERTIFICATE OF APPROVAL
HE EASEMENTS DEDICATED AS SHOWN ON THIS PLAT ARE WITH HE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF	COMMONWEALTH OF VIRGINIA	 TOTAL AREA OF JCSA EASEMENT DEDICATED =5,228 S.F.± OR 0.120 AC.± THIS PLAT IS BASED UPON RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT 	THIS EASEMENT DEDICATION IS APPROVED BY THE UNDERSIGNED AND MAY BE ADMITTED TO RECORD.
HE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.	CITY COUNTY OF GOODLAND	REPRESENT A CURRENT FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, OTHER THAN SHOWN THERE MAY BE	12/2/14 M. Dant Pull
11-21/14 Milw M HAMON ALL CENTER INC	I. DOONE GODE A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS	ADDITIONAL EASEMENTS, COVENANTS, AND / OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES.	DATE AGENT FOR JAMES CITY SERVICE AUTHORITY
ATE JAMESTOWN 4-H EDUCATIONAL CENTER, INC. President	ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.	3. THE PURPOSE OF THIS PLAT IS FOR THE DEDICATION OF JCSA EASEMENTS.	
TITLE	GIVEN UNTO MY HAND THIS 215+ DAY OF NOVEMBER, 2014.	4. EASEMENTS DENOTED AS "JOSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE	
	NOTARY PUBLIC SIGNATURE	JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY OR OSCINIOS MILES OF THE PROPERTY OF THE PRO	
	MY COMMISSION EXPIRES: 4-30-17	UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.	
	NOTARY REGISTRATION NUMBER: 247013	5. NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY	
		EASEMENT. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN THE EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5—FEET AND TREES A MINIMUM OF 10—FEET, FROM THE CENTER LINE OF THE WATER OR SANITARY SEWER MAINS. JCSA WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF TREES AND SHRUBS WITHIN THE EASEMENT.	
, / JA	MESTOWN 4—H EDUCATIONAL CENTER, INC. 3751 4H CLUB ROAD		
/ /	TAX PARCEL ID 4630100003 DEED BOOK 35, PAGE 160	— S61 79'22"W	
	DEED BOOK 27, PAGE 209 DEED BOOK 25, PAGE 425	37.19 S60 56'14"W 29.15	NOW OR FORMERLY LEWIS C. WALTRIP II
	PLAT BOOK 4, PAGE 48 ZONING: R-8 APPROXIMATE N54'58'	N17'39'38"E RF S63'16'47'W 43.03 133.62 RF 43.03 133.62	TAX MAP PARCEL # (46-3)(1-1B) DEED BOOK 626, PAGE 750
, P	WATERMAIN * LOCATION	59.89	ZONING: R−8
	APPROXIMATE LOCATION IPP	N59'28'34'E-	ORFITT AND
,	(D.B. 566, PG. 672)	N40'26'38'E N20'18'38'E 142.09 S4'30'15'E 8.07	
Simulation of the state of the	FIRE HYDRANT	MARKED 67.63 57.00	S8077'31"W 117.39'
3	WATER METER	NOW OR FORMERLY	S8251'12"W 58.12
	CENTERLINE OF FUTURE WATERMAIN TO BECOME	ANN TRAYLE PEET AND CARL N. PEEI, EI ALS N85'37'48"E TAX MAP PARCEL #(46-3)(1-4) N85'37'48"E	58.12
	WATER VALVE CENTERLINE OF FASEMENT	INSTR. #050001752 PLAT BOOK 14, PAGE 81	64.91
· · · · · · · · · · · · · · · · · · ·	39.63 (TYP.)	ZONING: R-8	112E 59.60
20° UTILITY EASE DEDICATED			N73'31'01'E N73'31'01'E N77'85'5 N77'8
AREA= 52	28 S.F.± M5142'26"W		N73'31'01'E N77'45'34'E 169.97
OR 0.120	J AC.±	4-H CLUB ROAD (PRIVA	TE)
	——————————————————————————————————————	EXISTING GRAVEL ROAD 25' RIGHT-OF-WAY FOR	INGRESS - STATE PORMOR
108°E	139.00	AND EGRESS TO 4-H CA DEED BOOK 35, PAGE 16	, o
/ NI		DEED BOOK 25, PAGE 4. PLAT BOOK 4, PAGE 48	<i>2</i> 5
N39'41'08"E 191.44"			Large/Small Plat(s) Recorded
	NOW OR FORMERLY JAMES CITY COUNTY		herewith as # 1400 19 694
	ADDRESS: 2205 JAMESTOWN TAX PARCEL ID 463010000		
·	INSTR. #060031150 ZONING: B-1	TY COUL MERIDA!	TAX PARCEL ID: 4630100003
		JES CITEROL"	STREET ADDRESS: #3751 4H CLUB ROAD
GRAPHIC SCALE		JAIN CON	TITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT IN THIS 2 NOT DAY OF DECEMBER 2014.
	100' 200'	CENT CONTRACTOR OF THE CONTRAC	HE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED HE RECORD AS THE LAW DIRECTS. LYOD 19694
			dry Storey Oc
SCALE: 1" = 100'			ESTE: STORY STORY OC BETSY B. WOOLRIDGE, CLERK
	Fish 1 1 1 2	PLAT SHOWING JCSA UTILITY EASEMENT D	l l =
	PRESTON C. JUDSON	5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 S248 Olde Towne Road, Suite 1 JAMESTOWN 4-H EDUCATIONAL	LDICATED DI
	Lic. No. 003130	Fax: (757) 220-8994 THE JAMES CITY SERVICE www.aesva.com	AUTHORITY Sheet Number
6-10-14 Revised as per JCSA	4/29/14 CONSULTING		1 1 OF

RCH Revised By

1 6-10-14 Rev. Date

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