

150014862

OWNER'S CONSENT AND DEDICATION

THE EASEMENTS DEDICATED AS SHOWN ON THIS PLAT ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Thelma Malone 5/11/2015
 THELMA C. MALONE DATE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF JAMES CITY COUNTY

I, ANNA ECKHARDT, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 11TH DAY OF MAY, 2015

Anna Eckhardt
 NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 10/31/2017
 NOTARY REGISTRATION NUMBER: 7566372



GENERAL NOTES

- TOTAL AREA OF DRAINAGE EASEMENT DEDICATED = 3,148 S.F.± OR 0.072 AC.±
 TOTAL AREA OF TEMPORARY CONSTRUCTION EASEMENT DEDICATED = 744 S.F.± OR 0.017 AC.±
 TOTAL AREA OF JCSA EASEMENT DEDICATED = 2073 S.F.± OR 0.048 AC.±
- THIS PLAT IS BASED UPON RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, OTHER THAN SHOWN THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS, AND / OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES.
- THE PURPOSE OF THIS PLAT IS FOR THE DEDICATION OF EASEMENTS.
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR 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.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

CERTIFICATION OF SOURCE OF TITLE

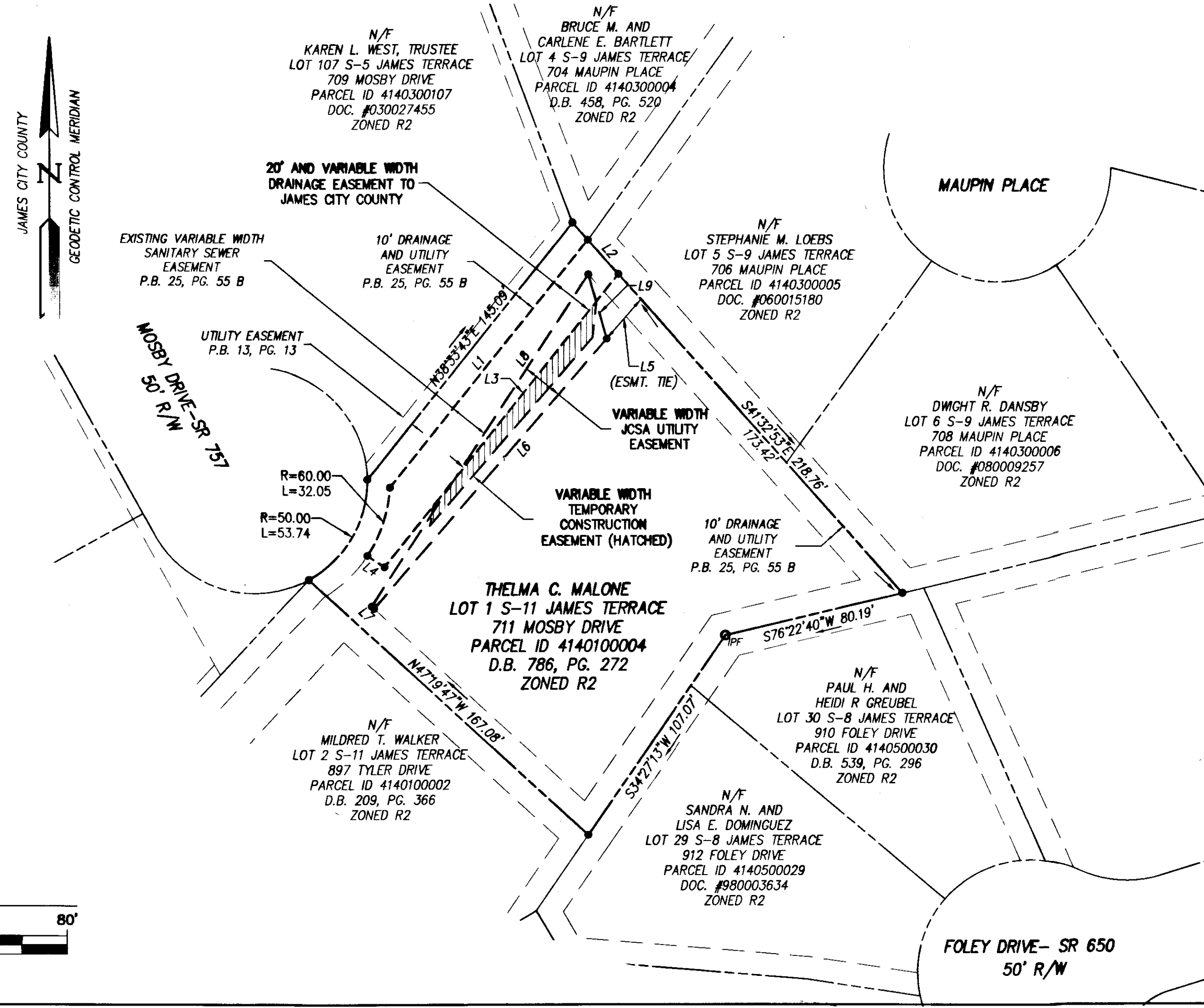
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS EASEMENT DEDICATION IS IN THE NAME OF THELMA C. MALONE (MICHAEL K. MALONE HAVING PASSED AWAY ON APRIL 28, 2013) AND WAS ACQUIRED FROM STEVEN R. MORGAN BY DEED DATED MAY 2, 1996 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, IN DEED BOOK 786, AT PAGE 272.

DRAINAGE EASEMENT

LINE	BEARING	LENGTH
L1	N38°33'43"E	139.98'
L2	S41°32'53"E	20.30'
L3	S38°33'43"W	165.49'
L4	N55°56'35"W	9.07'

JCSA EASEMENT

LINE	BEARING	LENGTH
L5	S40°44'37"W	23.02'
L6	S40°44'37"W	157.23'
L7	N47°19'47"W	1.49'
L8	N33°06'46"E	175.01'
L9	S15°54'10"E	29.60'

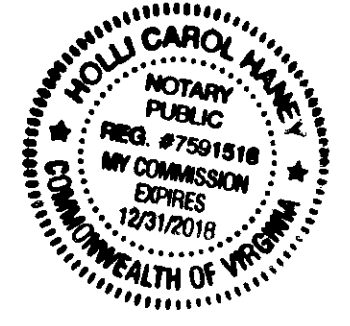


CONSENT AND DEDICATION

THIS EASEMENT DEDICATION IS APPROVED BY THE UNDERSIGNED AND MAY BE ADMITTED TO RECORD.

FOR: THE JAMES CITY SERVICE AUTHORITY

BY: M. Douglas Powell 5/11/15
 M. Douglas Powell DATE
 General Manager
 TITLE



CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF Williamsburg

I, Hollie Carol Haney, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 11 DAY OF May, 2015

Hollie Carol Haney
 NOTARY PUBLIC SIGNATURE

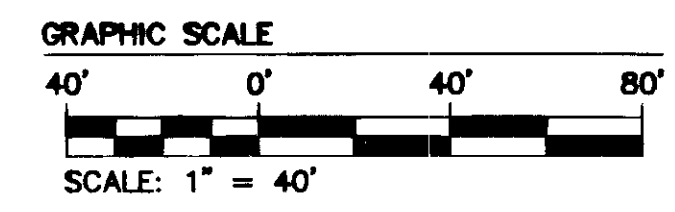
MY COMMISSION EXPIRES: 12/31/2018
 NOTARY REGISTRATION NUMBER: 7591516

1 Large Plat(s) Recorded
 herewith as # 150014862

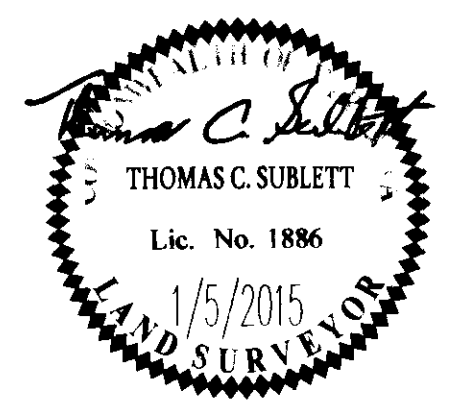
TAX PARCEL ID: 4140100004
 STREET ADDRESS: #711 MOSBY DRIVE

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 29 DAY OF July, 2015
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:26 (AM)/PM
 INSTRUMENT # 150014862

TESTE: Elizabeth O'Connor
 BETSY B. WOOLRIDGE, CLERK



Rev.	Date	Description	Revised By
1	4-07-15	REVISED PER COUNTY ATTORNEY COMMENTS	JFS



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PLAT SHOWING A DRAINAGE EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT DEDICATED TO JAMES CITY COUNTY AND A JCSA UTILITY EASEMENT DEDICATED TO THE JAMES CITY SERVICE AUTHORITY BY THELMA C. MALONE
 LOT 1 SECTION 11 JAMES TERRACE
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TCS/JFS
Project Number:	10118-B-12
Scale:	1"=40'
Date:	1/8/2015
Sheet Number	1 OF 1