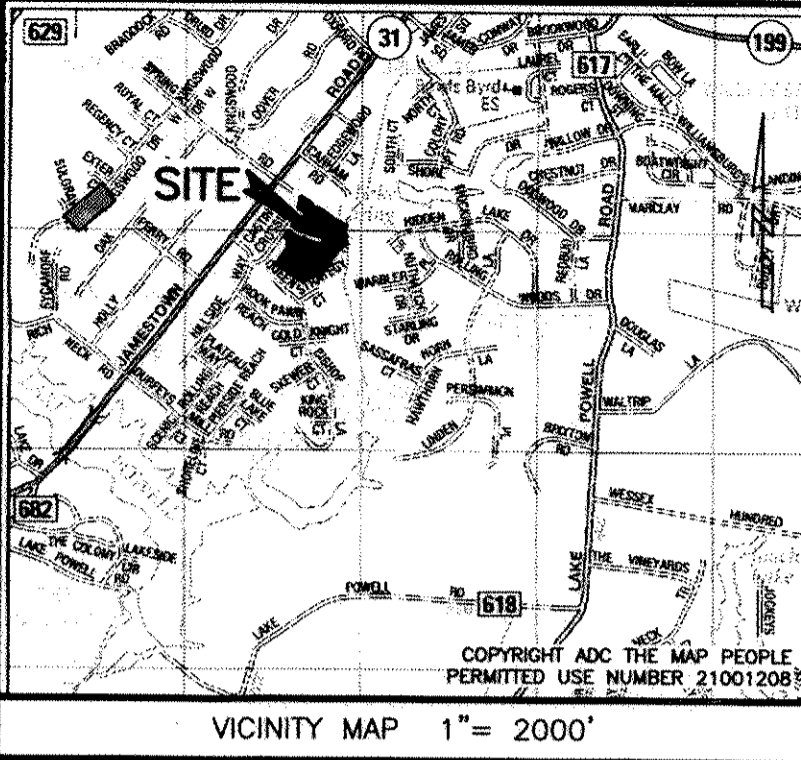


160006898



**GENERAL NOTES**

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. WETLANDS SHOWN ARE BASED ON FIELD LOCATION OF MARKINGS BY OTHERS.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE MAP #51095C0201D, DATED DECEMBER 16, 2015.
7. THIS PROPERTY FALLS WITHIN THE RPA AND RMA.
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. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER.

**PROPERTY INFORMATION**

LOT 18
MAP #4812300018
ZONING DISTRICT: R1
BUILDING SETBACK: (PER RECORD SUBDIVISION PLAT S-0002-2001)
FRONT: 0' MINIMUM
SIDES: 0' MINIMUM
REAR: 0' MINIMUM
ADDRESS: 2844 CASTLING CROSSING WILLIAMSBURG, VIRGINIA 23185

**CONSERVATION AREA**

MAP #4812300001A
ZONING DISTRICT: R1

BOUNDARY LINE ADJUSTMENT BETWEEN LOT 18, PHASE 1, LAKE POWELL FOREST & CONSERVATION AREA, LAKE POWELL FOREST, PHASE 1
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 10/26/2015 SCALE: 1"=20" JOB #12-068

LandTech Resources, Inc.
Engineering & Surveying Consultants
3925 Midlands Road, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 2
JCC-S-0008-2016

**OWNERS CERTIFICATE LOT 18**

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.

Signature of Alan D. Moore, Date 3-2-16
Signature of Julie W. Moore, Date 3-2-16

**OWNERS CERTIFICATE CONSERVATION AREA**

THE UNDERSIGNED CERTIFIES THAT THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT HAS BEEN AGREED TO BY AT LEAST 2/3RDS OF THE OWNERS IN LAKE POWELL FOREST AS REQUIRED BY ARTICLE IV, SECTION 3(D) OF THE DECLARATION OF COVENANTS, RESTRICTIONS, RESERVATIONS AND EASEMENTS OF LAKE POWELL FOREST. LAKE POWELL FOREST OWNERS ASSOCIATION

BY: Signature of John E. Dyer, Date 3-2-16
PRESIDENT DATE
NAME PRINTED: John E. Dyer

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY I, LINDA VERGASIS, 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 2ND DAY OF MARCH, 2016. MY COMMISSION EXPIRES AUGUST 31, 2018.

Signature of Linda Vergasis, Notary Public
REGISTRATION NO. 7623437

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY I, LINDA VERGASIS, 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 2ND DAY OF MARCH, 2016. MY COMMISSION EXPIRES AUGUST 31, 2018.

Signature of Linda Vergasis, Notary Public
REGISTRATION NO. 7623437

**CERTIFICATE OF SOURCE OF TITLE LOT 18**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF ALAN D. MOORE & JULIE W. MOORE., AND WAS ACQUIRED FROM JAMES T. DUGUAY, JR., INC. BY THAT CERTAIN DEED DATED MAY 13, 2015 AND IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #150009312.

**CERTIFICATE OF APPROVAL**

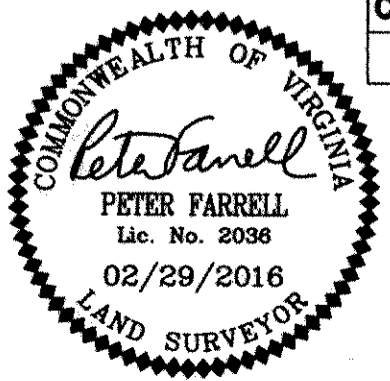
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signature of Subdivision Agent, Date 3/22/16

**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.

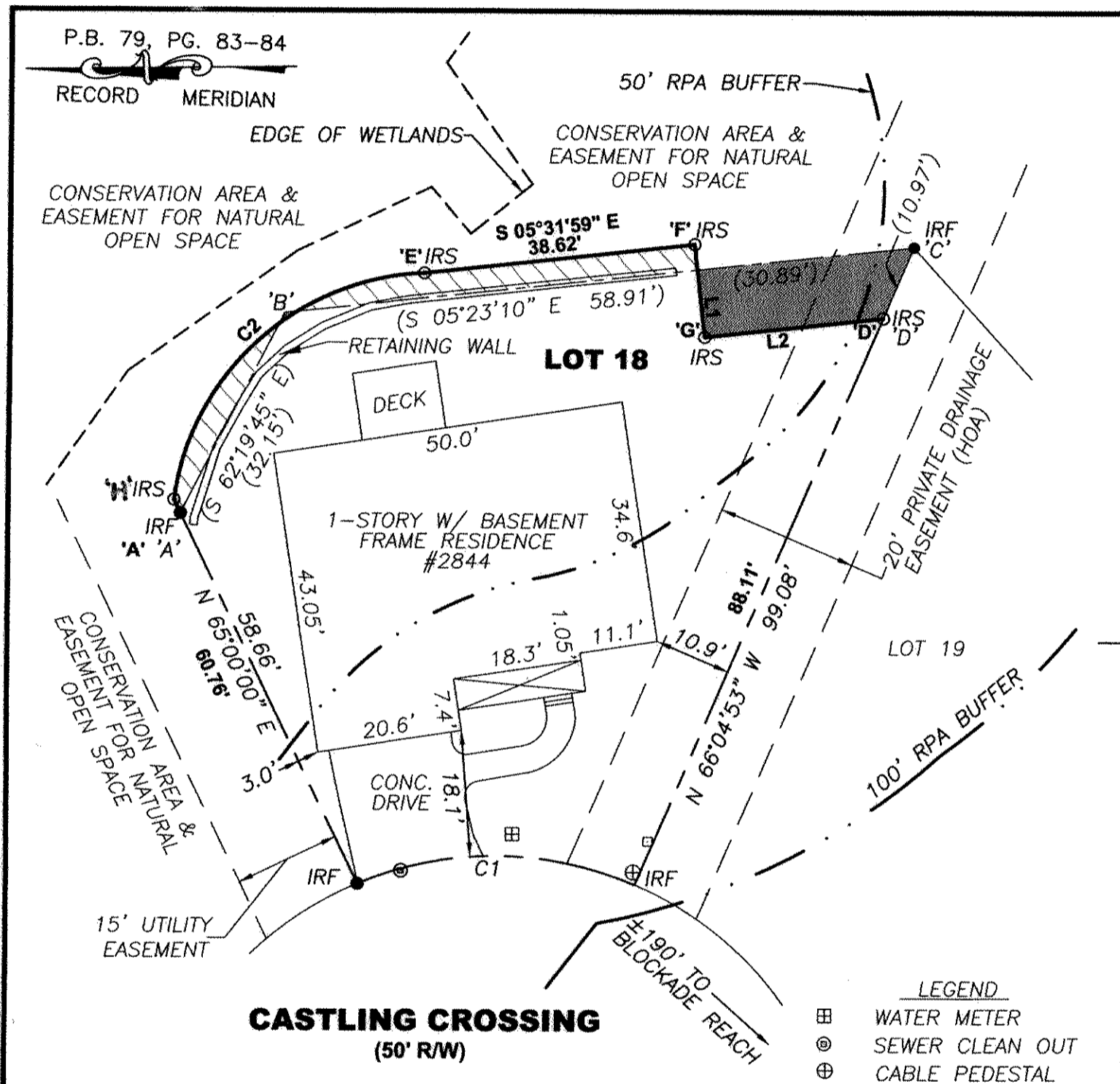
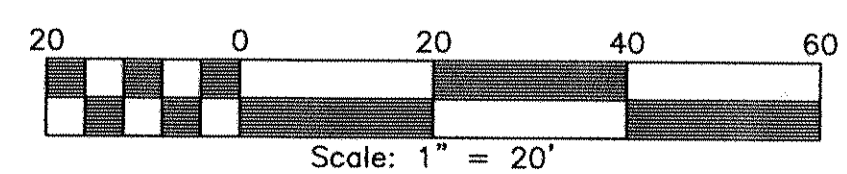
Signature of Peter Farrell, Date 02/02/2016
PETER FARRELL, L.S. 2036



**CERTIFICATE OF SOURCE OF TITLE PHASE ONE CONSERVATION AREA**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF LAKE POWELL FOREST OWNERS ASSOCIATION, INC. AND WAS ACQUIRED FROM BOYD CORPORATION BY THAT CERTAIN DEED DATED JUNE 29, 2005 AND IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #050015164.

AREA TABULATION table with columns: OLD AREA, NEW AREA. Rows: LOT 18, PHASE ONE CONSERVATION AREA, TOTAL AREA =



PROPERTY LINE 'A', 'B', 'C', 'D' HEREBY VACATED
NEW PROPERTY LINE 'A', 'H', 'E', 'F', 'G', 'D'

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD, CHORD BEARING, DELTA ANGLE. Rows: C1, C2

AREA TO BE ADDED TO LOT 18 & REMOVED FROM EASEMENT FOR NATURAL OPEN SPACE 458 S.F. / 0.0105 AC.
AREA TO BE ADDED TO CONSERVATION AREA & EASEMENT FOR NATURAL OPEN SPACE 458 S.F. / 0.0105 AC.

Table with columns: LINE, BEARING, DISTANCE. Rows: L1, L2

DETAIL (SEE SHEET 2 FOR OVERALL)

2 Large/Small Plat(s) Recorded herewith as #160006898

STATE OF VIRGINIA, JAMES CITY COUNTY
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 20 DAY OF April, 2016. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:27 am INSTRUMENT # 160006898
TESTE: MONA A. FOLEY, CLERK by Rebecca Carraway, Dep. Clerk