

160022170

BOUNDARY LINE EXTINGUISHMENT

STANDING IN THE NAME OF

WANDA M. HILL

BEING

LOT I & LOT IA, SKILLMAN ESTATES

LOCATED: STONEHOUSE DISTRICT,

JAMES CITY COUNTY, VIRGINIA

DATE: SEPTEMBER 21, 2016 SCALE: 1" = 60'

REVISED DATE: NOVEMBER 22, 2016

MITCHELL LAND SURVEYING, LLC

LAND SURVEYING AND LAND PLANNING

P.O. BOX 565

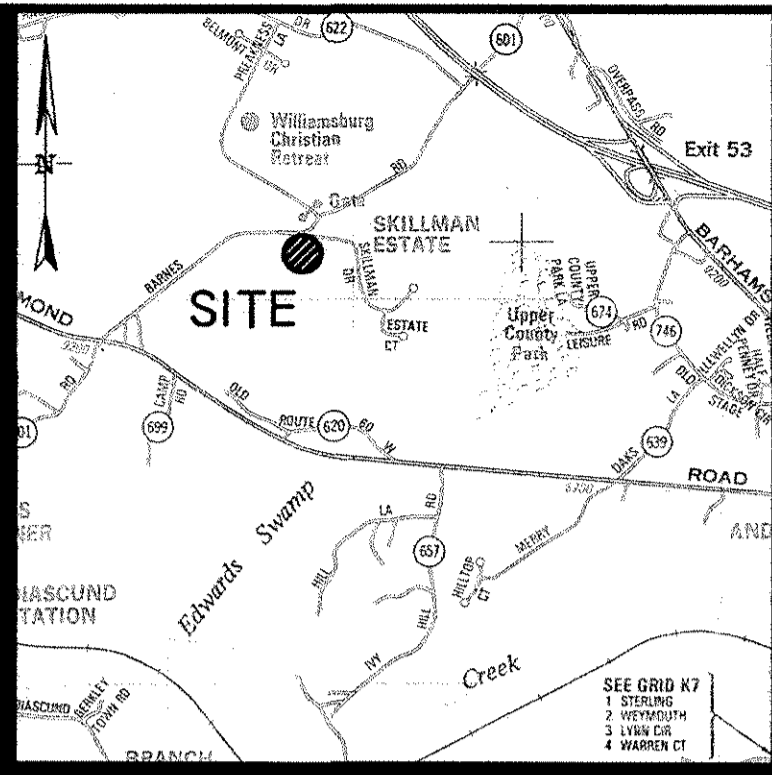
SHACKLEFORDS, VIRGINIA 23156

(804) 241-5385

SHEET 1 OF 1



SCALE: 1" = 60'
JCC CASE S-0031-2016



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- PROPERTY IS ZONED A-1, GENERAL AGRICULTURE
- PARCEL ID 0430400001 & 0430400001A
- ADDRESS: #100 & #110 SKILLMAN DRIVE
- THE PROPERTY IS IN FLOOD ZONE "X" PER COMMUNITY PANEL NO. 51095C0036D PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE DECEMBER 16, 2015.
- BUILDING SETBACKS: ZONED A-1
 - 75' FROM C/L STREET IF R/W IS LESS THAN 50'
 - 50' FROM ANY STREET R/W WHICH IS 50' OR GREATER
- MIN. LOT AREA IS 3 AC. OR MORE
 - 75' FROM R/W WHICH IS 50' OR GREATER
 - 100' FROM C/L OF STREET IF R/W IS LESS THAN 50'
- SIDE: MAIN STRUCTURE 15', ACCESSORY STRUCTURE 5'; 15' FOR BUILDING EXCEEDING 1 STORY.
- REAR: MAIN STRUCTURE 35'; ACCESSORY STRUCTURE 5'; 15' FOR BUILDING EXCEEDING 1 STORY.
- LOTS 5 ACRES OR MORE SHALL HAVE A MIN. LOT WIDTH AT THE B.S.L. OF 250'; LOTS 3 ACRES OR MORE BUT LESS THAN 5 ACRES SHALL HAVE A MIN. LOT WIDTH AT THE SETBACK LINE OF 200'; LOTS OF 1 ACRE OR MORE BUT LESS THAN 3 ACRES SHALL HAVE A MIN. LOT WIDTH AT THE B.S.L. OF 150'.
- PROPERTY IS NOT LOCATED WITHIN A CHESAPEAKE BAY RESOURCE PROTECTION AREA.

P R PRIMARY/RESERVE DRAINFIELD LOCATION

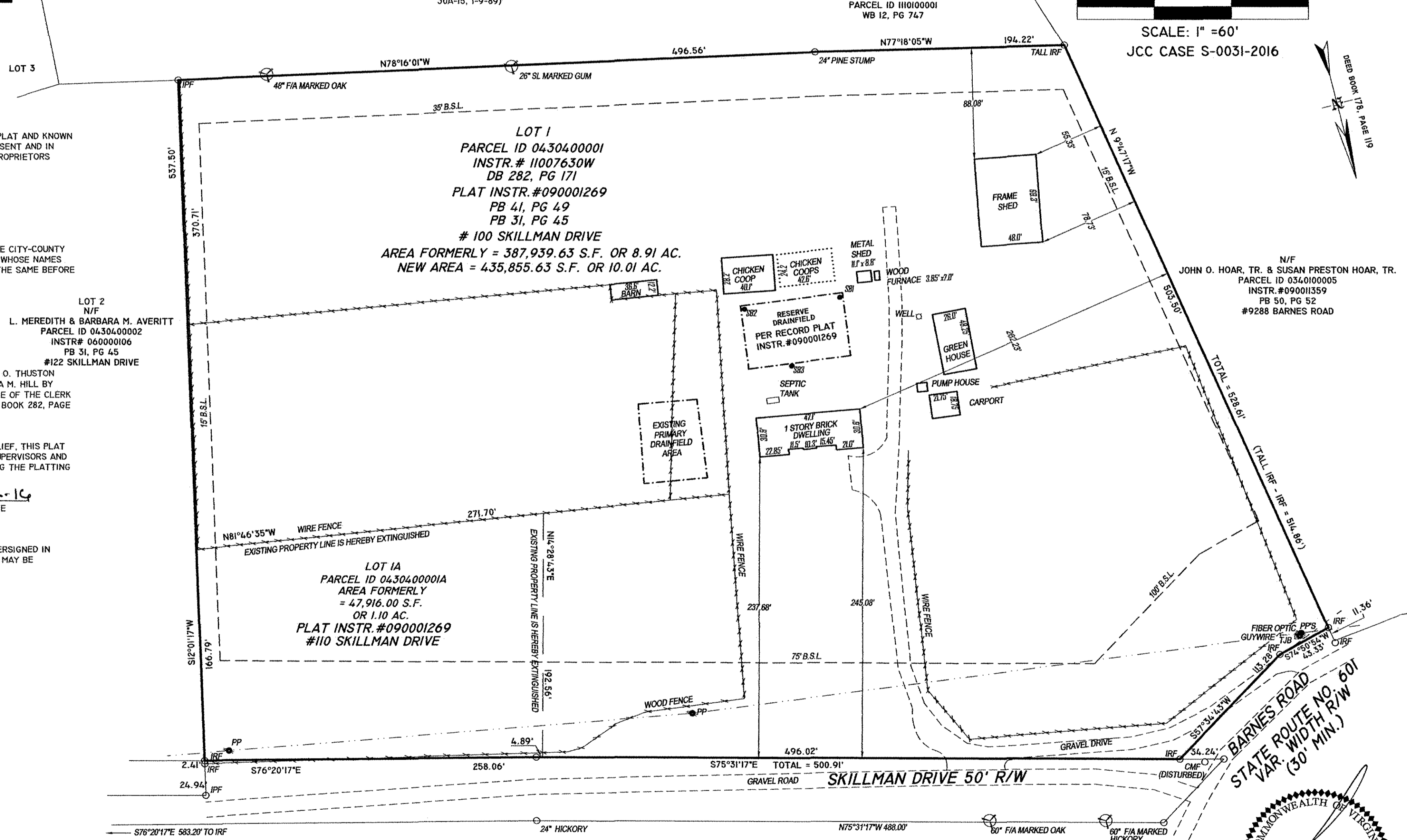
● SB - SOIL BORING LOCATION

○ WELL LOCATION

- ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND
- THE PROPERTY IS NOT LOCATED WITHIN THE PSA, THEREFORE LOTS MAY BE SERVED WITH PRIVATE WELL & SEPTIC
- ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION
- 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. (ORDINANCE 30A-38 ADOPTED OCTOBER 12, 2010)
- ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- ALL EXISTING VEGETATION WITHIN THE RPA SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT FOR VEGETATION WEAKENED BY AGE, STORM, FIRE OR OTHER NATURAL CAUSES.
- DEVELOPER/OWNER SHALL INSTALL SIGNS IDENTIFYING THE LANDWARD LIMIT OF THE RPA. SIGNS SHALL BE OBTAINED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH GUIDELINES ESTABLISHED BY THE MANAGER (JAMES CITY CO.)
- THE SUBDIVIDER SHALL RECORD THE APPROVED PLAT IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY WITHIN 180 DAYS AFTER APPROVAL THEREOF; OTHERWISE, SUCH APPROVAL SHALL BECOME NULL AND VOID. (ORD. NO. 30A-15, 1-9-89)

N/F
JOHN M.L. BARNES ESTATE
c/o JAMES F. COWLES
PARCEL ID 1101000001
WB 12, PG 747

N/F
JOHN O. HOAR, TR. & SUSAN PRESTON HOAR, TR.
PARCEL ID 0340100005
INSTR. #09001359
PB 50, PG 52
#9288 BARNES ROAD



OWNERS CERTIFICATE
THE BOUNDARY LINE EXTINGUISHMENT OF LAND SHOWN ON THIS PLAT AND KNOWN AS LOT I AND LOT IA, SKILLMAN ESTATES IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Wanda M. Hill 11/28/16
WANDA M. HILL DATE

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City
I, M. Andrew Bradshaw 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN CITY-COUNTY AFORESAID
GIVEN UNDER MY HAND THIS 28 DAY OF Nov., 2016.

M. Andrew Bradshaw
SIGNATURE
MY COMMISSION EXPIRES 11/30/2020
NOTARY REGISTRATION NUMBER: 150716
L. MEREDITH & BARBARA M. AVERITT
PARCEL ID 0430400002
INSTR# 060000106
PB 31, PG 45
#122 SKILLMAN DRIVE

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WILLIAM O. THUSTON AND RUTH E. THUSTON TO JAMES C. HILL (DECEASED) AND WANDA M. HILL BY DEED DATED SEPTEMBER 20TH, 1985 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISION WITHIN THE COUNTY.

SURVEYOR'S 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 SUBDIVISION WITHIN THE COUNTY.

James E. Mitchell 11-22-16
JAMES E. MITCHELL, LAND SURVEYOR DATE

CERTIFICATE OF APPROVAL:
THIS BOUNDARY LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Ellen Cook 11-30-16
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
December 14, 2016
at 10:22 AM PM, PB PG
Document # 160022170
MONA A. FOLEY, CLERK

Mona A. Foley, Clerk

Large Small Plat(s) Recorded
herewith as # 160022170

THIS PLAT IS BASED UPON RECORD INFORMATION AND DOES NOT REFLECT A CURRENT FIELD SURVEY. THIS PLAT MEETS ALL THE REQUIRED MINIMUM STANDARDS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES E. MITCHELL, LAND SURVEYOR
VIRGINIA LICENSE #14528

