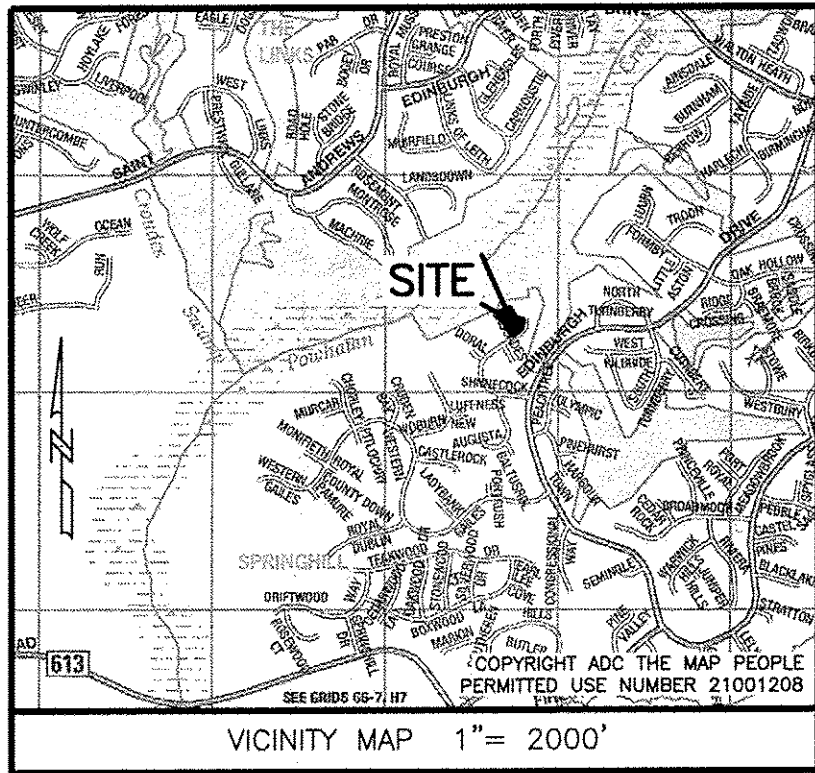


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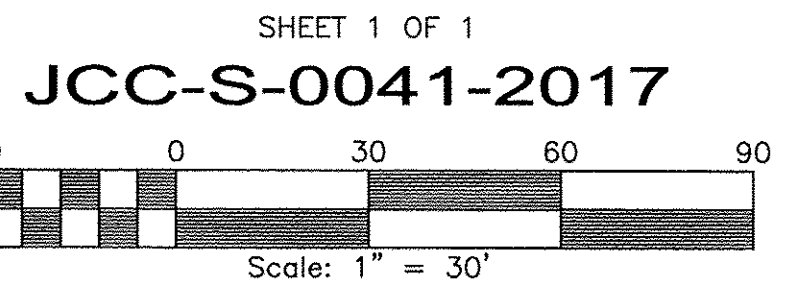
**PROPERTY INFORMATION**

LOT 19  
ADDRESS:  
#141 SHINNECOCK  
WILLIAMSBURG, VIRGINIA 23188  
PARCEL ID: 3720400019  
ZONING DISTRICT: R4 (RESIDENTIAL PLANNED COMMUNITY)

LOT 20  
ADDRESS:  
#137 SHINNECOCK  
WILLIAMSBURG, VIRGINIA 23188  
PARCEL ID: 3720400020  
ZONING DISTRICT: R4 (RESIDENTIAL PLANNED COMMUNITY)

BOUNDARY LINE EXTINGUISHMENT  
BETWEEN  
LOT 19 AND LOT 20, SECTION VII  
**FORD'S COLONY**  
JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA  
DATE: 07/24/2018 SCALE: 1"=30' JOB # 17-591

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



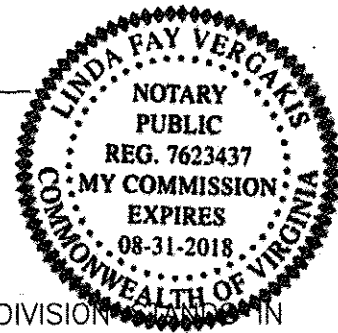
**OWNERS CERTIFICATE:**

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.

*William Thibault* 7/25/2018  
WILLIAM THIBEAULT DATE  
*Donna Bowles Thibault* 7/25/2018  
DONNA BOWLES THIBEAULT DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, Linda Vergakis, 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 25<sup>th</sup> DAY OF July, 2018. MY COMMISSION EXPIRES AUGUST 31, 2018.



**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IN THE NAME OF WILLIAM THIBEAULT & DONNA BOWLES THIBEAULT AND WAS ACQUIRED FROM: REALTEC, INC. BY THAT CERTAIN DEED DATED AUGUST 10, 1994 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 707, PAGE 269 AND FROM SOUTHEASTERN VIRGINIA PROPERTIES, LLC, LLC BY THAT CERTAIN DEED DATED OCTOBER 6, 2017 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 170020005.

**CERTIFICATE OF APPROVAL**

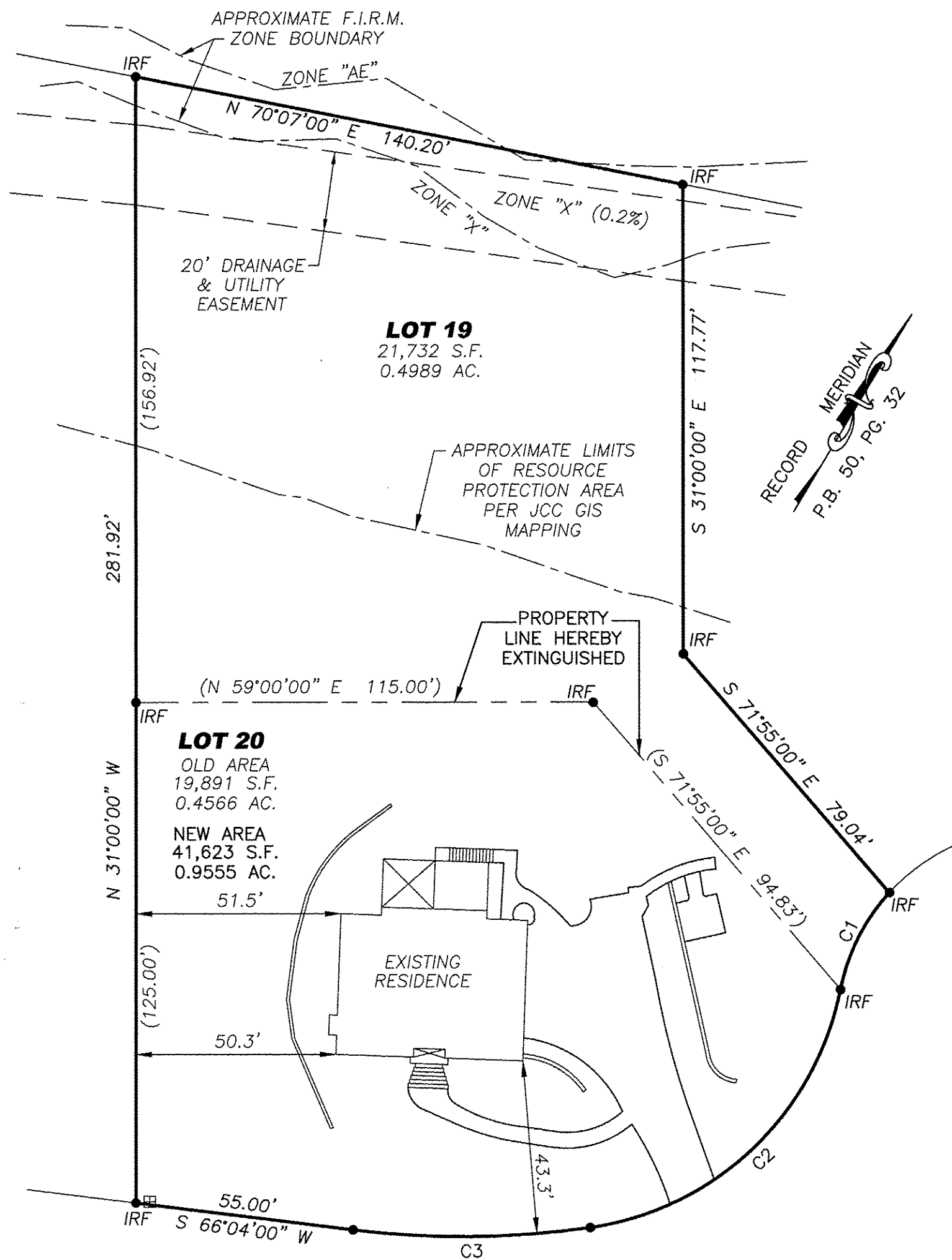
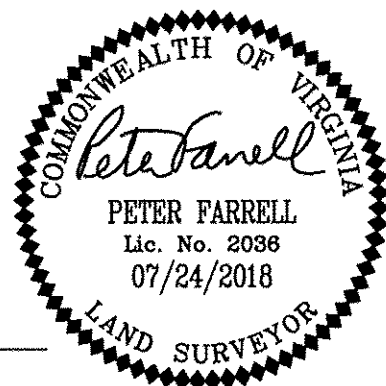
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
8/1/18 *Ellen Cook*  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

**CERTIFICATE OF APPROVAL**

THIS BOUNDARY LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED REPRESENTATIVE OF THE FORD'S COLONY AT WILLIAMSBURG H.O.A.  
*Paul Peterik* FCMA PRESIDENT  
NAME PRINTED TITLE  
*Paul Peterik* 7/26/2018  
SIGNATURE DATE

**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.  
07/24/2018 *Peter Farrell*  
DATE PETER FARRELL, L.S. 2036



CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	50.00'	27.33'	26.99'	S 04°02'11" E	31°18'44"
C2	75.00'	92.32'	86.60'	N 15°34'19" E	70°31'44"
C3	225.00'	59.81'	59.63'	N 58°27'06" E	15°13'50"

AREA TABULATION		
LOT	OLD AREA	NEW AREA
LOT 19	21,732 S.F. / 0.4989 AC.	
LOT 20	19,891 S.F. / 0.4566 AC.	41,623 S.F. / 0.9555 AC.
TOTAL AREA	= 41,623 S.F. / 0.9555 AC.	

**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 50, PG. 31-32.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
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 ZONES "AE", "X" & "X" (0.2%) ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0117D DATED 12/16/2015.
7. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
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. 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.
11. JCSA REQUIRES THAT THE SEWER LATERAL SERVICING LOT 19 BE ABANDONED. JCSA REQUIRES SEWER LATERAL ABANDONMENT TO BE DONE AS FOLLOWS: SEWER LATERAL ABANDONMENT IS TO BE DONE BY CUTTING THE LATERAL 2" FROM THE FACTORY WYE AND APPLYING A CAP ON THE LATERAL STUB. A MINIMUM OF A ONE FOOT SECTION OF LATERAL IS TO BE REMOVED. THE LOW END OF THE ABANDONED LATERAL SHALL HAVE A GROUT PLUG. THE STANDPIPE END OF THE ABANDONED LATERAL SHALL BE CUT DOWN TO 3' BELOW GRADE AND CAPPED. THE ABANDONED SECTION SHALL BE FILLED WITH FLOWABLE FILL.
12. THE JCSA REQUIREMENT FOR THE ABANDONMENT OF THE WATER METER SERVICING LOT 19 HAS BEEN WAIVED.
13. NO FURTHER DEVELOPMENT OR CONSTRUCTION OF IMPROVEMENTS MAY OCCUR ON THIS PROPERTY WITHOUT A SITE SPECIFIC WETLAND AND RESOURCE PROTECTION AREA DELINEATION.

Large/Small Plat(s) Recorded  
herewith as # 180012768

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 6<sup>th</sup> DAY OF August, 2018. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:21 a.m. INSTRUMENT # 180012768  
TESTE MONA A. FOLEY, CLERK *Janif Zubillaga, D.C.*