

180014202

**BOUNDARY LINE EXTINGUISHMENT**

**PARCEL I & PARCEL II**

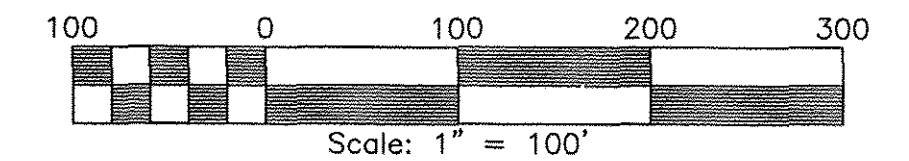
(INST. #100028252)  
PIN: 341010001 & PIN: 34100001A  
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 08/20/2018 SCALE: 1"=100" JOB # 16-168



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

SHEET 1 OF 1

**JCC-S-0023-2018**



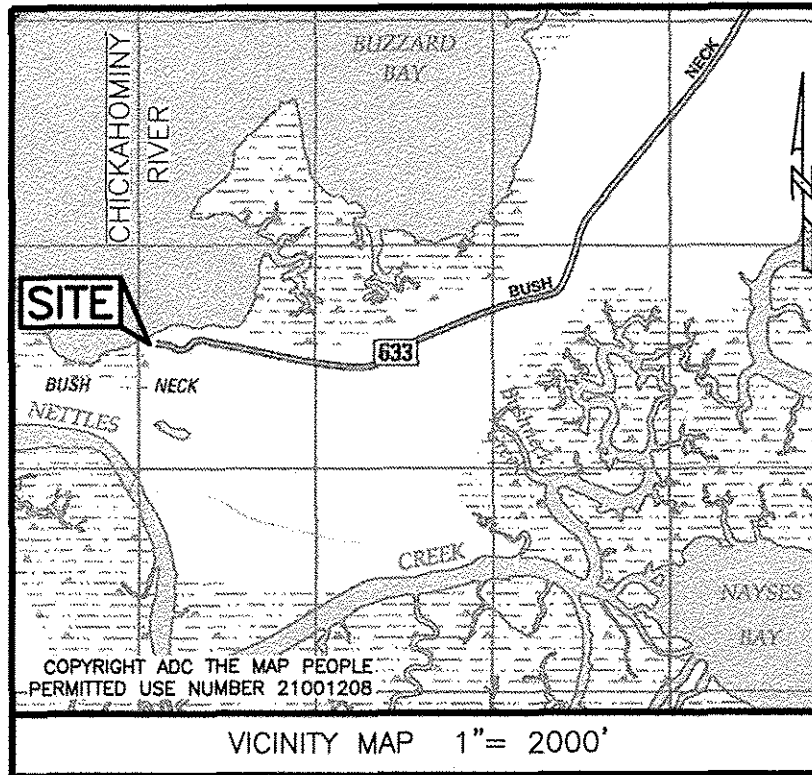
**AREA TABULATION**

PARCEL	OLD AREA	NEW AREA
PARCEL I	0.23 AC.	-----
PARCEL II	5.67 AC.	5.90 AC

TOTAL AREA = 5.90 AC.

**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. WETLANDS SHOWN HEREON WERE DELINEATED BY ROTH ENVIRONMENTAL, LLC.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. PROPERTY IS SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND PER SEC. 19-33 OF THE SUBDIVISION ORDINANCE.
6. PARCEL LIES IN FIRM ZONES "AE" & "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0111D, 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. 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. 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.
13. THIS PLAT IS BASED ON A BOUNDARY SURVEY PREPARED BY LANDTECH RESOURCES, INC. DATED 04/21/2016.
14. EXISTING DRAINFIELD SHOWN PER AS-BUILT DRAWING PREPARED BY CLYDE DAVIS, JR., DATED 09/15/2012.
15. 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.
16. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.



**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.

Mark W. Prentice 23 Aug 2018  
MARK W. PRENTICE DATE

Michelle E. Prentice August 23, 2018  
MICHELLE E. PRENTICE DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF James City, I, 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 23<sup>rd</sup> DAY OF AUGUST 2018. MY COMMISSION EXPIRES AUGUST 31, 2018.

Linda Vergakis  
NOTARY PUBLIC  
REG. 7623437  
MY COMMISSION EXPIRES 08-31-2018  
REGISTRATION NO. 7623437

**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF MARK W. PRENTICE & MICHELLE E. PRENTICE AND WAS ACQUIRED FROM MINOR SISTERS, L.L.C. BY THAT CERTAIN DEED DATED MAY 20, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 160010808

**CERTIFICATE OF APPROVAL**

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

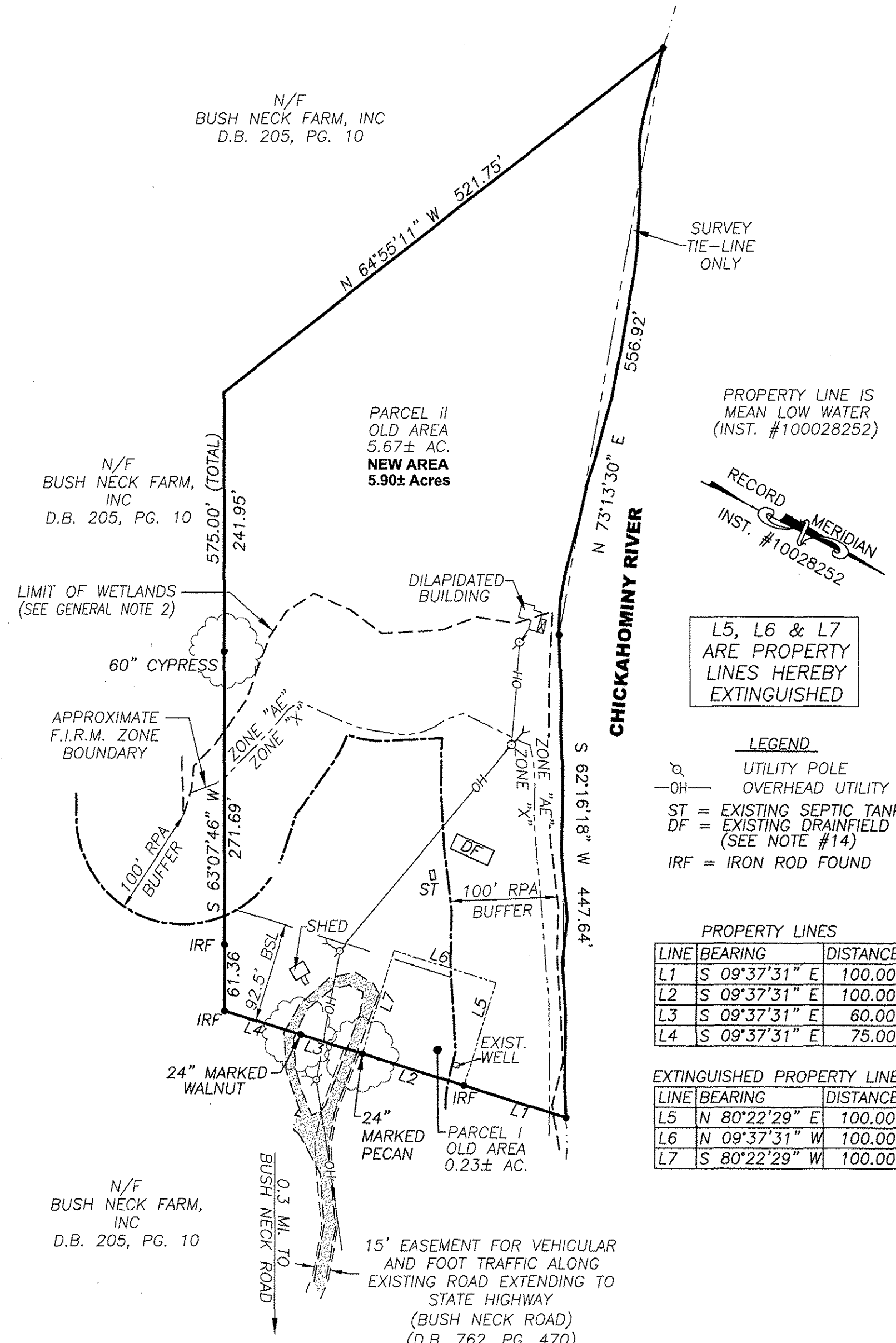
9/4/18 Ellen Cook  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

8/27/18 M. Bruede  
DATE HEALTH DEPARTMENT

**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.

08/20/2018 Peter Farrell  
DATE PETER FARRELL, L.S. 2036



**PROPERTY LINES**

LINE	BEARING	DISTANCE
L1	S 09°37'31" E	100.00'
L2	S 09°37'31" E	100.00'
L3	S 09°37'31" E	60.00'
L4	S 09°37'31" E	75.00'

**EXTINGUISHED PROPERTY LINES**

LINE	BEARING	DISTANCE
L5	N 80°22'29" E	100.00'
L6	N 09°37'31" W	100.00'
L7	S 80°22'29" W	100.00'

**PROPERTY INFORMATION**

PARCEL I PIN: 3410100001A OWNER: MARK W. PRENTICE & MICHELLE E. PRENTICE INST. #160010808 PROPERTY ADDRESS: 1498 BUSH NECK ROAD WILLIAMSBURG, VIRGINIA 23188	PARCEL II PIN: 3410100001 OWNER: MARK W. PRENTICE & MICHELLE E. PRENTICE INST. #160010808 PROPERTY ADDRESS: 1480 BUSH NECK ROAD WILLIAMSBURG, VIRGINIA 23188
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ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)