

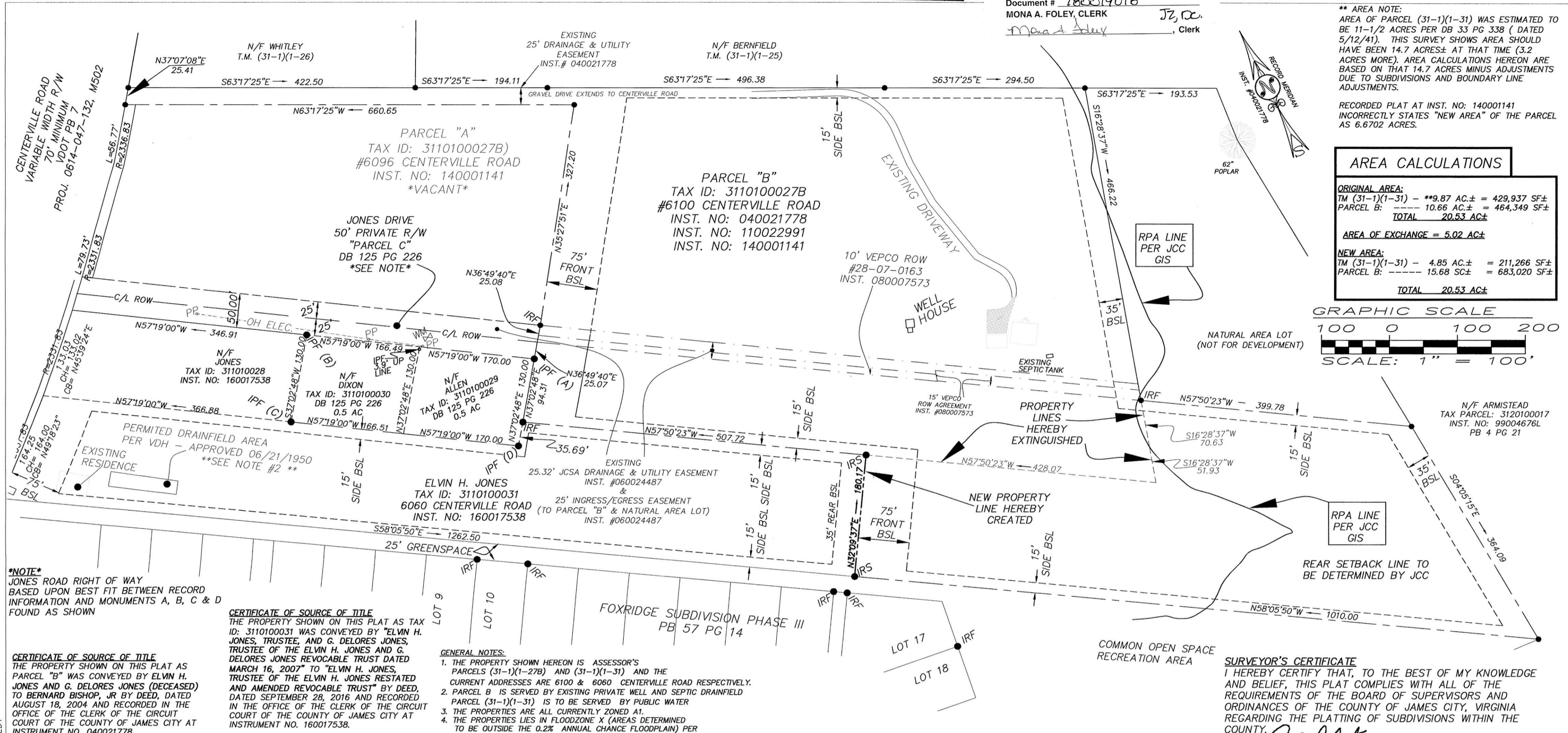
180019018

1 Large/Small Plat(s) Recorded
herewith as #180019018

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Nov 30, 2018
at 10:12 AM/PM, PB PG
Document # 180019018
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

** AREA NOTE:
AREA OF PARCEL (31-1)(1-31) WAS ESTIMATED TO
BE 11-1/2 ACRES PER DB 33 PG 338 (DATED
5/12/41). THIS SURVEY SHOWS AREA SHOULD
HAVE BEEN 14.7 ACRES± AT THAT TIME (3.2
ACRES MORE). AREA CALCULATIONS HEREON ARE
BASED ON THAT 14.7 ACRES MINUS ADJUSTMENTS
DUE TO SUBDIVISIONS AND BOUNDARY LINE
ADJUSTMENTS.
RECORDED PLAT AT INST. NO: 140001141
INCORRECTLY STATES "NEW AREA" OF THE PARCEL
AS 6.6702 ACRES.

AREA CALCULATIONS	
ORIGINAL AREA:	
TM (31-1)(1-31) - **9.87 AC.± = 429,937 SF±	
PARCEL B: ----- 10.66 AC.± = 464,349 SF±	
TOTAL 20.53 AC±	
AREA OF EXCHANGE = 5.02 AC±	
NEW AREA:	
TM (31-1)(1-31) - 4.85 AC.± = 211,266 SF±	
PARCEL B: ----- 15.68 AC.± = 683,020 SF±	
TOTAL 20.53 AC±	



NOTE
JONES ROAD RIGHT OF WAY
BASED UPON BEST FIT BETWEEN RECORD
INFORMATION AND MONUMENTS A, B, C & D
FOUND AS SHOWN

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT AS
PARCEL "B" WAS CONVEYED BY ELVIN H.
JONES AND G. DELORES JONES (DECEASED)
TO BERNARD BISHOP, JR BY DEED, DATED
AUGUST 18, 2004 AND RECORDED IN THE
OFFICE OF THE CLERK OF THE CIRCUIT
COURT OF THE COUNTY OF JAMES CITY AT
INSTRUMENT NO. 040021778.

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT AS
TAX ID: 3110100031 WAS CONVEYED BY "ELVIN H.
JONES, TRUSTEE, AND G. DELORES JONES,
TRUSTEE OF THE ELVIN H. JONES AND G.
DELORES JONES REVOCABLE TRUST DATED
MARCH 16, 2007" TO "ELVIN H. JONES,
TRUSTEE OF THE ELVIN H. JONES RESTATED
AND AMENDED REVOCABLE TRUST" BY DEED,
DATED SEPTEMBER 28, 2016 AND RECORDED
IN THE OFFICE OF THE CLERK OF THE CIRCUIT
COURT OF THE COUNTY OF JAMES CITY AT
INSTRUMENT NO. 160017538.

GENERAL NOTES:
1. THE PROPERTY SHOWN HEREON IS ASSESSOR'S
PARCELS (31-1)(1-27B) AND (31-1)(1-31) AND THE
CURRENT ADDRESSES ARE 6100 & 6060 CENTERVILLE ROAD RESPECTIVELY.
2. PARCEL B IS SERVED BY EXISTING PRIVATE WELL AND SEPTIC DRAINFIELD
PARCEL (31-1)(1-31) IS TO BE SERVED BY PUBLIC WATER
3. THE PROPERTIES ARE ALL CURRENTLY ZONED A1.
4. THE PROPERTIES LIES IN FLOODZONE X (AREAS DETERMINED
TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER
F.I.R.M. 51095C0108D. DATED 12/16/15.

GENERAL NOTES:
FRONT = 75'
SIDE = 15'
REAR = 35'
5. MINIMUM BUILDING SETBACK LINES (PER COUNTY CODE):
6. ALL FUTURE UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE
WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH
STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
8. ONSITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST
ONCE EVERY FIVE YEARS PER SECTION 23-9(b) OF THE JAMES CITY COUNTY CODE.
9. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT
TITLE REPORT. EASEMENTS ARE SHOWN PER AVAILABLE INFORMATION.
OTHER EASEMENTS MAY EXIST.
10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL
REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES
PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON
THIS PLAT SHALL REMAIN PRIVATE.
12. PROPERTY CORNERS SHOWN AS IRS (IRON ROD SET) WILL BE SET PER NOTE #15 BELOW.
13. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE
USE OF JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER.
14. ON-SITE SEWAGE DISPOSAL SYSTEMS INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED
AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
15. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE
AND 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.
A.P. Sebort
A.D. SEBERT, L.S. DATE 07/31/2018

CERTIFICATE OF APPROVAL
THIS BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED
IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE
ADMITTED TO RECORD.
10/23/18 DATE
11/2/18 DATE
VIRGINIA DEPARTMENT OF HEALTH
SUBDIVISION AGENT OF JAMES CITY COUNTY

OWNERS CERTIFICATE
THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE
CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED
OWNERS, PROPRIETORS AND/OR TRUSTEES.
10/12/18 DATE
Bernard Bishop, Jr. SIGNATURE
BERNARD BISHOP, JR.

OWNERS CERTIFICATE
THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE
CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS,
PROPRIETORS AND/OR TRUSTEES.
10/12/18 DATE
Edreana Hamber SIGNATURE
FOR ELVIN H. JONES REVOCABLE TRUST

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, *Jacqueline N. Estrada*, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY
AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE
SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME
IN THE CITY/COUNTY AFORESAID,
GIVEN UNDER MY HAND THIS 10th DAY OF Oct 2018
MY COMMISSION EXPIRES 07/31/20
SIGNATURE: *Jacqueline N. Estrada*

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY
I, *Jacqueline N. Estrada*, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY
AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE
SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME
IN THE CITY/COUNTY AFORESAID,
GIVEN UNDER MY HAND THIS 10th DAY OF Oct 2018
MY COMMISSION EXPIRES 07/31/20
SIGNATURE: *Jacqueline N. Estrada*

SEBERT SURVEYING & LAYOUT, LLC
177 BARLOW ROAD
WILLIAMSBURG, VA
PHONE (757) 345-0931
CELL: (757) 784-2413
sebertsurveying@cox.net

PLAT OF BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF
BERNARD BISHOP, JR.
& ELVIN H. JONES REVOCABLE TRUST
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



LEGEND:
N/F NOW OR FORMERLY
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
BSL BUILDING SETBACK LINE
R/W RIGHT-OF-WAY
IRS IRON ROD SET
CO SANITARY CLEANOUT
WM WATER METER
WV WATER VALVE
PP POWER POLE

07/31/2018
REVISIONS:
9/13/18 ADDED JCC PROJ NUMBER
REVISED AREA CALCULATIONS

JCC PROJECT: S-18-0037
DESIGNED BY: ADS
SCALE: 1" = 100'
PROJECT NO. J311-4
DRAWING NO. 1 OF 1

V:\311-4_BLA_JULY_2018.DWG 9/13/2018 12:00:43 PM EDT