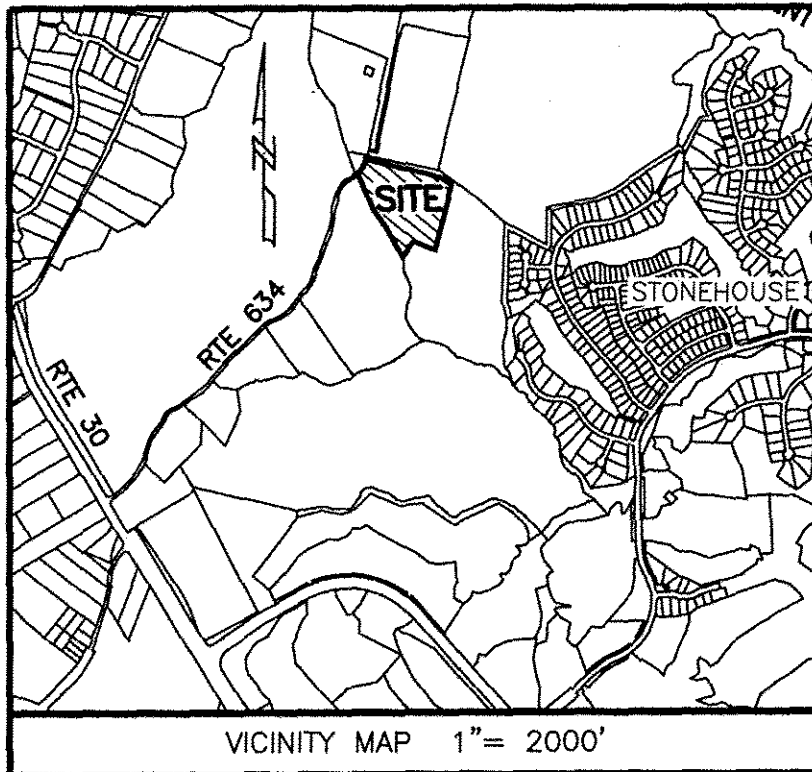


190006950



BOUNDARY LINE EXTINGUISHMENT  
BETWEEN  
LOT 1, LOT 2 AND LOT 3  
**KNEMEYER-POTTER SUBDIVISION**  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 05/07/2019 JOB # 19-124



SHEET 1 OF 2  
**JCC-S-19-0027**

**PROPERTY INFORMATION**

LOT 1  
ADDRESS:  
#10046 FIRE TOWER ROAD  
TOANO, VIRGINIA 23168  
PARCEL ID: 042030001  
ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)

LOT 2  
ADDRESS:  
#10058 FIRE TOWER ROAD  
TOANO, VIRGINIA 23168  
PARCEL ID: 042030002  
ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)

LOT 3  
ADDRESS:  
#10070 FIRE TOWER ROAD  
TOANO, VIRGINIA 23168  
PARCEL ID: 042030003  
ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)

**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.

[Signature] 9 MAY 19 DATE  
JOSHUA W. THIBEAULT  
[Signature] 9 MAY 2019 DATE  
JENNIFER V. THIBEAULT

**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 9<sup>th</sup> DAY OF May, 2019. MY COMMISSION EXPIRES AUGUST 31, 2022.  
[Signature]  
NOTARY PUBLIC  
REGISTRATION NO. 7623437  
Linda Fay Vergakis  
NOTARY PUBLIC  
Registration # 7623437  
Commonwealth of Virginia  
My Commission Expires 08/31/22

**AREA TABULATION**

LOT	OLD AREA	NEW AREA
LOT 1	130,696 S.F. / 3.000 AC.	_____
LOT 2	217,809 S.F. / 5.000 AC.	_____
LOT 3	215,268 S.F. / 4.942 AC.	563,773 S.F. / 12.942 AC.

TOTAL AREA = 52,320 S.F. / 1.202 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 ON INST. #090007924.
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 PRIVATE WATER AND SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN FIRM ZONE "X" & ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0029D DATED 12/16/2015.
7. THIS PROPERTY LIES 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. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. 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.
12. 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.
13. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
14. 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.

**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF JOSHUA W. & JENNIFER V. THIBEAULT AND WAS ACQUIRED FROM: NDK INVESTMENTS, LLC BY THAT CERTAIN DEED DATED AUGUST 27, 2015 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 150020706.

**CERTIFICATE OF APPROVAL**

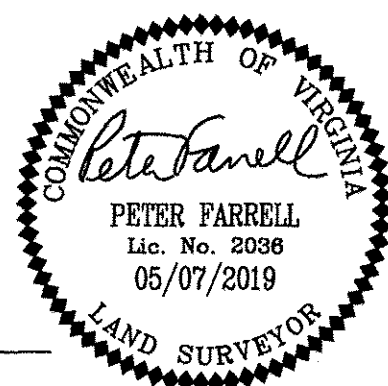
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

5/10/19 [Signature]  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

**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.

05/07/2019 [Signature]  
DATE PETER FARRELL, L.S. 2036



2 Large/Small Plat(s) Recorded  
herewith as # 190006950

**STATE OF VIRGINIA - JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 14 DAY OF May, 2019. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:51 am INSTRUMENT # 190006950  
TESTE MONA A. FOLEY, CLERK [Signature]