200007975

CERTIFICATION OF SOURCE OF TITLE

JAMES CITY COUNTY PARCEL ID #3810400127

THE PROPERTY SHOWN ON THIS PLAT AS LOT 127, SECTION XI-A, FORD'S COLONY AT WILLIAMSBURG WAS CONVEYED BY BERNARD ENTERPRISES, INC., A VIRGINIA CORPORATION TO DAVID M. SCHMID AND INGA M. SCHMID, TRUSTEES OF THE SCHMID LIVING TRUST, DATED JULY 12, 2011, BY DEED DATED JULY 19, 2019 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON JULY 22, 2019 IN INSTRUMENT 190010440.

JAMES CITY COUNTY PARCEL ID #3810400128

THE PROPERTY SHOWN ON THIS PLAT AS LOT 128, SECTION XI-A, FORD'S COLONY AT WILLIAMSBURG WAS CONVEYED BY DAVID M. SCHMID AND INGA M. SCHMID TO DAVID M. SCHMID AND INGA M. SCHMID, TRUSTEES OF THE SCHMID LIVING TRUST, DATED JULY 12, 2011, BY DEED DATED JULY 12, 2011 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON JULY 20, 2011 IN INSTRUMENT 110015348.

OWNERS CERTIFICATE

THIS PROPERTY LINE EXTINGUISHMENT BETWEEN LOTS 127 & 128, SECTION XI-A, FORD'S COLONY AT WILLIAMSBURG AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND OR TRUSTEE.

FOR: THE SCHMID LIVING TRUST, DATED JULY 12, 2011

A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS $\stackrel{\textstyle \checkmark}{\sim}$

MY COMMISSION EXPIRES

NOTARY REGISTRATION NUMBER:

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY

H.O.A. CERTIFICATE OF APPROVAL

Rev.

Date

THIS PROPERTY LINE EXTINGUISHMENT BETWEEN LOTS 127 & 128, SECTION XI-A, FORD'S COLONY AT WILLIAMSBURG IS APPROVED BY THE UNDERSIGNED REPRESENTATIVE OF THE FORD'S COLONY AT WILLIAMSBURG H.O.A.

FOR FORD'S COLONY AT WILLIAMSBURG HOMEOWNER'S ASSOCIATION, INC.

5/21/2020

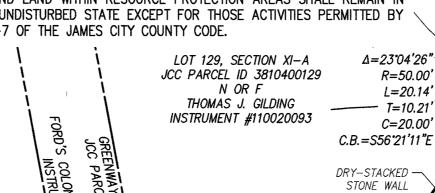
Large/Small Plat(s) Recorded

herewith as #_ 200007975

GOVERN MANNERER DREW R. MULHARE

GENERAL NOTES:

- THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS AND PLATS OF RECORD. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- 2. THE PURPOSE OF THIS PLAT IS TO EXTINGUISH (VACATE) THE INTERIOR LOT LINES AS SHOWN.
- EXISTING UTILITY SERVICES FOR LOT 127 ARE TO BE ABANDONED AND REMOVED PER JCSA GUIDANCE AND PROCEDURES - THIS FIRM MADE NO ATTEMPT TO LOCATE ANY BURIED UNDERGROUND UTILITIES.
- 4. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
- ANY EXISTING UNUSED WELL SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- 7. RPA BUFFER LINE SHOWN TAKEN FROM JCC GIS: LOCATION IS APPROXIMATE AND HAS NOT FIELD VERIFIED BY THIS SURVEY.
- THIS PROPERTY LIES IN SEVERAL FLOOD ZONES: ZONE AE, AREA SUBJECT TO 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION DETERMINED, ELEV 41.3± AND IN A FLOODWAY; 0.2% ANNUAL CHANCE OR ZONE X SHADED, AREAS SUBJECT TO 0.2% ANNUAL CHANCE OF FLOOD; AND ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #51095C0117D, EFFECTIVE DATE 12/16/2015.
- REFERENCE IS HEREBY MADE TO MASTER PLAN MP-0002-1987.
- 10. ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
- 11. 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.



CORNER / END OF

STONE WALL OVER

PROPERTY LINE 0.2'

PARCEL 5

JCC PARCEL ID 3810100002

N OR F

FORD'S COLONY AT WILLIAMSBURG HOA

INSTRUMENT #080025861

PLAT BOOK 88, PAGE 75

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.

DRY-STACKED

GRAVFI DRAINAGE

4'TALL FENCE

HVAC UNIT

GENERATOR -

GAS METER-

NOTE: LOT 128 SAN CO

IRF\BENT -15' VEPCO R/W DEED BOOK 475, PAGES 718 & 719 PLAT BOOK 52, PAGE 33 KIRF BENT WATER METER DEED BOOK 475, TO BE REMOVED PAGES 839 & 840 ZONE X EXISTING 20° DRAINAGE - ELEC. & UTILITY EASEMENT P.B. 47, PG. 87 Δ=43°02'04"-ZONE X R=50.00'

-NEW CURVE (TOTAL)

C.B.=S77°52/13"E

CONCRETE DITCH

FORMER LOT 127

11,572 S.F. 0.2657 ACRES

Δ=66'06'30'

R=50.00'

L=57.69'

T=32.54'

 $C=54.54^{\circ}$

MORAY FIRTH

50' PRIVATE R/W

- EDGE OF PAVEMENT

-15"RCP CULVERT

(SHADED)

RESOURCE

PROTECTION

NEIGHBORS

CONCRETE

1 1/2 STROY

CLAPBOARD SIDED

DWELLING

PER P.B. 47, PG. 87,

MINIMUM FINISH FLOOR

ELEV.= 38.00' (NGVD29)

ZONE AE

ZONE AE

(FLOODWAY)

-MAILBOX #116

-MAILBOX #118

-WATER METER

L=37.55

_T=19.71'

C=36.68'

C.B.=S89*24'27"E

PROPERTY LINES

FORMER LOT 128

15,477 S.F.

0.3553 ACRES

GRAPHIC SCALE

SCALE: 1" = 25'

HEREBY EXTINGUISHED

NEW LOT 128

27,049 S.F. 0.6210 ACRES

SAN CLEANOUT

4"SAN CO-

& SERVICE TO

BE REMOVED

LOT 125, SECTION XI-A JCC PARCEL ID 3810400125

SCALE 1"=2000'

EXISTING 20' DRAINAGE

& UTILITY EASEMENT

P.B. 47, PG. 87

Eastern State

Hospital

N OR F RICHARD L. & DEVEN J. REEVES INSTRUMENT #140015954 INSTRUMENT #100022914 (PLE PLAT)

AREA TABULATION: FORMER LOT 128 = 15,477 S.F. 0.3553 ACRES FORMER LOT 127 = 11,572 S.F. 0.2657 ACRES NEW LOT 128 = 27.049 S.F. 0.6210 ACRES

VICINITY MAP

-SAN MH

RIPRAP -PROPERTY INFORMATION: LOT 128, SECTION XI-A (IMPROVED) PARCEL ID 3810400128 PROPERTY ADDRESS 118 MORAY FIRTH ZONED R-4, PLANNED RESIDENTIAL DISTRICT

> LOT 127, SECTION XI-A (UNIMPROVED) PARCEL ID 3810400127 PROPERTY ADDRESS 120 MORAY FIRTH ZONED R-4, PLANNED RESIDENTIAL DISTRIC

BUILDING SETBACK (PER FORD'S COLONY) FRONT = 30'REAR = 25' OR 25% OF LOT DEPTH STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 4 DAY OF Ture . 20 **20**. THE PLAT SHOWN

HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW

DIRECTS @ 12:29 AM / (M) 50' INSTRUMENT # 20000 7975

OUTFALL

JCC Case No. S-20-0007

PLAT SHOWING PROPERTY LINE EXTINGUISHMENT BETWEEN LOTS 127 AND 128, SECTION XI-A

FORD'S COLONY AT WILLIAMSBURG

PROPERTY STANDING IN THE NAME OF DAVID M. SCHMID AND INGA M. SCHMID, TRUSTEES

JAMESTOWN DISTRICT JAMES CITY COUNTY 1" = 25' 11-04-2019 Sheet Number

Project Number:

Scale:

Project Contacts: SJB / CMA

W26325-00

Date:

Lic. No. 002304 04-02-2020

SAMUEL J. BIKKERS, L.S. #002304

SURVEYOR'S CERTIFICATE

EXISTING 20' DRAINAGE -& UTILITY EASEMENT

P.B. 47, PG. 87

CONSULTING ENGINEERS

www.aesva.com

5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188

Hampton Roads | Central Virginia

LEGEND

IRF= IRON ROD FOUND
N OR F= NOW OR FORMERLY

SAN CO = SANITARY CLEANOUT

Phone: (757) 253-0040

R/W= RIGHT-OF-WAY