

202216807

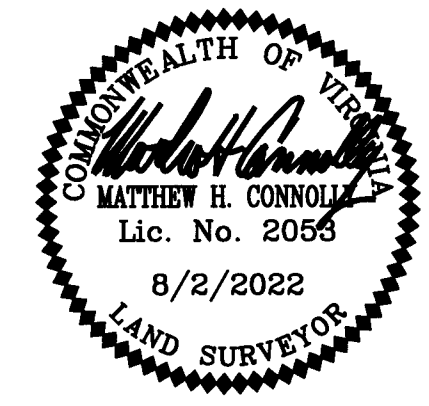
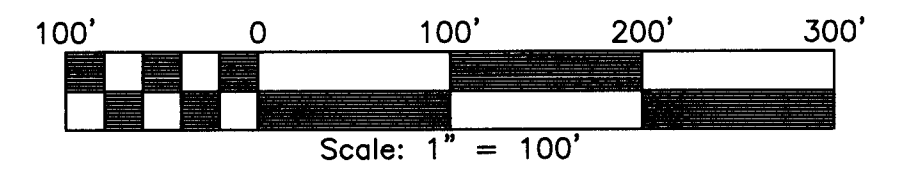
BOUNDARY LINE ADJUSTMENT
 BETWEEN
PARCEL ID: 3030100018 & PARCEL ID: 3030100013
 AND
BOUNDARY LINE AGREEMENT
PARCEL ID: 3030100013 & PARCEL ID: 3030100012
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 6/10/2022 JOB # 21-158
 REVISED DATE: 8/2/2022

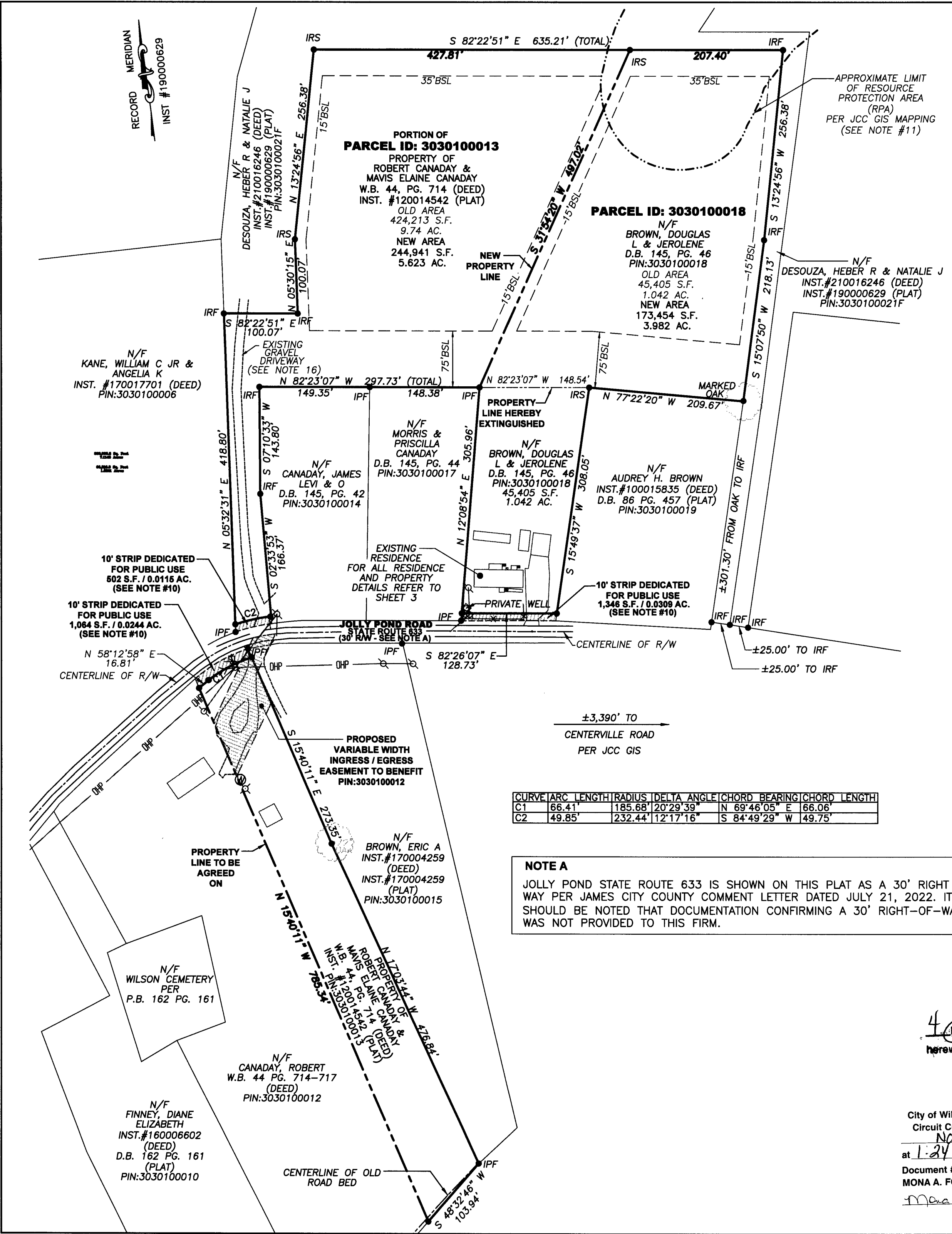


205 Bulfants Blvd., Suite E, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 2 OF 4
JCC-S-21-0053



- LEGEND**
- ⊕ WATER METER
 - ⊙ SEWER CLEAN OUT
 - ⊕ CABLE PEDESTAL
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ HVAC UNIT
 - ⊕ UTILITY POLE
 - OH— OVERHEAD UTILITY
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ TRANSFORMER
 - ⊕ ELECTRIC PEDESTAL
 - ⊕ LIGHT POLE
 - ⊕ WELL
 - ⊕ WATER VALVE
 - ⊕ SIGN
 - ◇ GUY WIRE
 - ◇ WELL HOUSE
 - X— FENCE
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - IPF = IRON PIPE FOUND



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, IF ANY, WERE NOT LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. LOTS ARE SERVED BY PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCELS LIE IN FIRM ZONE "X" & ACCORDING TO FLOOD INSURANCE RATE MAPS #51095C0112D & #51095C0116D DATED 12/16/2015.
7. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
10. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
11. PRIOR TO ANY FURTHER LAND DEVELOPMENT ACTIVITIES; A SITE SPECIFIC WETLAND DELINEATION AND RPA DETERMINATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION SECTION OF THE JAMES CITY COUNTY CODE.
12. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 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.
15. BUILDING SETBACKS FOR A-1 ZONING:
 FRONT - 75'
 SIDE - 15'
 REAR - 35'
16. EXISTING GRAVEL DRIVE APPEARS TO BE IN CURRENT USE FOR ACCESS TO DESOUSA & CANADAY PROPERTY. DOCUMENTATION FOR ACCESS EASEMENT, IF ANY, HAS NOT BEEN PROVIDED TO THIS FIRM.
17. UNDERGROUND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED FOR THIS PLAT. ONLY ABOVE GROUND UTILITIES ARE SHOWN.

4 Large/Small Plat(s) Recorded
 herewith as # 202216807

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 November 30, 2022
 at 1:24 AM/PM PB PG
 Document # 202216807
 MONA A. FOLEY, CLERK
 Clerk