

LOTS 1-5

OWNER: RJP ASSOCIATES LLC
INST. #070024643

ADDRESS: 5619 RIVERVIEW ROAD
WILLIAMSBURG, VIRGINIA 23188-6739
PARCEL ID:1540300002

ADDRESS: 5609 RIVERVIEW ROAD
WILLIAMSBURG, VIRGINIA 23188-6739
PARCEL ID:1540300004

ADDRESS: 5625 RIVERVIEW ROAD
WILLIAMSBURG, VIRGINIA 23188-6739
PARCEL ID: 15400300001

ADDRESS: 5615 RIVERVIEW ROAD
WILLIAMSBURG, VIRGINIA 23188-6739
PARCEL ID:1540300003

ADDRESS: 5601 RIVERVIEW ROAD
WILLIAMSBURG, VIRGINIA 23188-6739
PARCEL ID:1540300005

ZONING DISTRICT: A1 (GENERAL AGRICULTURE)

OWNERS CERTIFICATE: (LOTS 1-5)

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE EXTINGUISHMENTS BETWEEN LOT 1-5, BLACKHORN SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

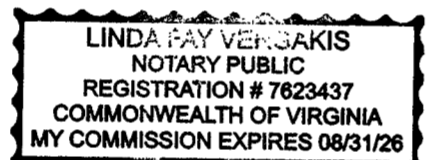
Robert Park 11/16/22
RJP ASSOCIATES LLC DATE

Robert Park President
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City, 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 16th DAY OF November, 2022.

Linda Vergakis
NOTARY PUBLIC
MY COMMISSION EXPIRES Aug. 31, 2026
NOTARY REGISTRATION NO. 7623437



CERTIFICATE OF SOURCE OF TITLE (LOTS 1-5)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ROBERT T. PARK & JANET L. PARK TO RJP ASSOCIATES, LLC. BY DEED DATED DECEMBER 18, 2015 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #150024637.

CERTIFICATE OF APPROVAL

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

2 Dec 2022 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

11.22.22 [Signature]
DATE VIRGINIA HEALTH DEPARTMENT

11/21/2022 [Signature]
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

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.

9/19/2022 [Signature]
DATE WILLIAM S. FELTS

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 INSTR. #150024637
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PROPERTY TO BE SERVED BY PRIVATE WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCELS LIE IN FIRM ZONE "X" & ACCORDING TO FLOOD INSURANCE RATE MAPS #51095C0064D & 51095C0063D DATED 12/16/2015.
7. THIS PROPERTY DOES NOT FALL 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. 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.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
12. ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.

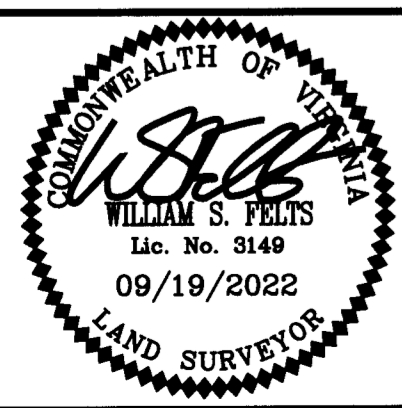
AREA TABLE

	FORMER AREA	NEW AREA
LOT 1	5.227 AC.	27.077 AC.
LOT 2	5.377 AC.	0
LOT 3	5.371 AC.	0
LOT 4	5.868 AC.	0
LOT 5	5.234 AC.	0
TOTAL	27.077 AC.	27.077 AC.

2 Large/Small Plat(s) Recorded
herewith as # 202300255

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 5th DAY OF January, 2023
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:50 PM
INSTRUMENT # 202300255
TESTE MONA A. FOLEY, CLERK



DATE: 04/12/22
DRAWN BY: OJ
PROJECT No. 22-108
FILE NAME: 22-108.DWG
REFERENCES:
P.B. 63, PG. 16

BOUNDARY LINE EXTINGUISHMENT PLAT
LOTS 1-5 BLACKTHORN SUBDIVISION
INSTR. #070024643

JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1.	6-3-2022	REVISED PER COUNTY COMMENTS

