

2023 06425

CERTIFICATION OF SOURCE OF TITLE

JAMES CITY COUNTY PARCEL ID #3810400148

THE PROPERTY SHOWN ON THIS PLAT AS LOT 148, SECTION XI-A, FORD'S COLONY AT WILLIAMSBURG WAS CONVEYED BY USA-SA BRINK FAMILY PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, TO CYNTHIA M. ZANGARDI AND CARL ZANGARDI, BY DEED DATED DECEMBER 23, 2022 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 JANUARY 23, 2023 IN INSTRUMENT 202300001.

JAMES CITY COUNTY PARCEL ID #3810400149

THE PROPERTY SHOWN ON THIS PLAT AS LOT 149, SECTION XI-A, FORD'S COLONY AT WILLIAMSBURG WAS CONVEYED BY CYNTHIA M. ZANGARDI, TO CYNTHIA M. ZANGARDI AND CARL V. ZANGARDI, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE CYNTHIA M. ZANGARDI LIVING TRUST DATED MAY 21, 2002, BY DEED DATED MAY 21, 2002 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 MAY 24, 2002 IN INSTRUMENT 020012262.

OWNERS CERTIFICATE

THIS PROPERTY LINE EXTINGUISHMENT BETWEEN LOTS 148 & 149, 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 OWNERS AND OR TRUSTEES.

Cynthia M. Zangardi 6/6/23
Carl V. Zangardi 6/6/23

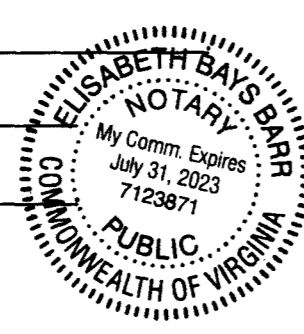
CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City

I, Elizabeth Payne Barr, 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 6th DAY OF June, 2023.

My Commission Expires 7/31/2023
Elizabeth Payne Barr
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7123871



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, June 7, 2023

H.O.A. CERTIFICATE OF APPROVAL

THIS PROPERTY LINE EXTINGUISHMENT BETWEEN LOTS 148 & 149, 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.

By: Drew R. Mullaile June 6, 2023
Drew R. Mullaile General Manager

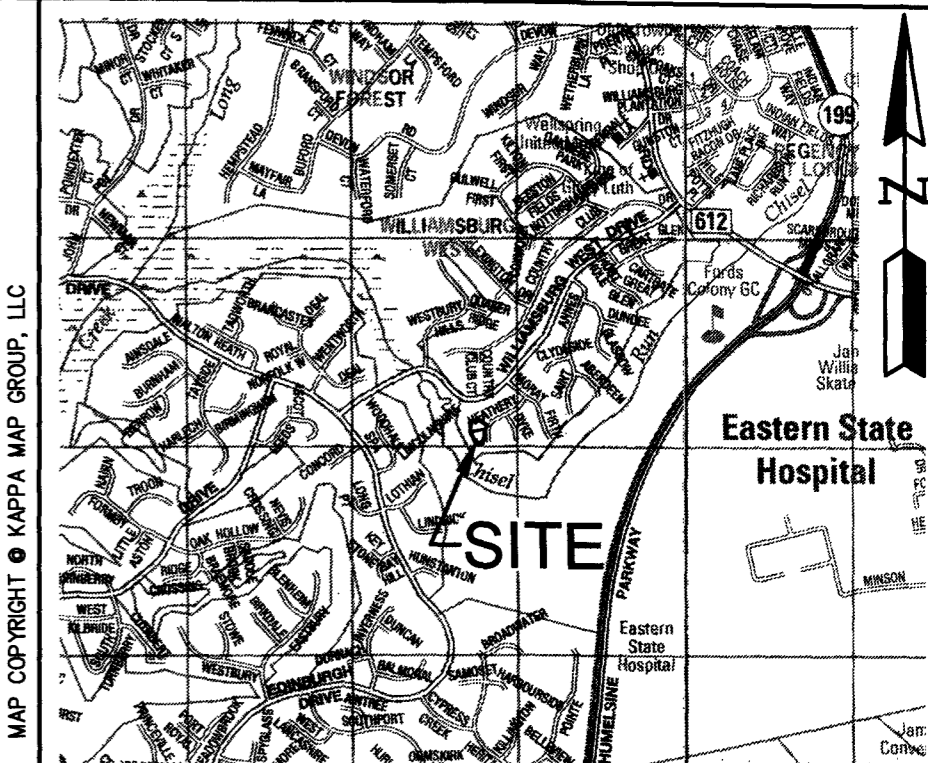
GENERAL NOTES:

- 1. 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.
3. EXISTING UTILITY SERVICES FOR LOT 148 ARE TO BE ABANDONED AND REMOVED PER JCSA GUIDANCE AND PROCEDURES.
4. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
5. ANY EXISTING UNUSED WELL SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
7. RPA BUFFER LINE AS SHOWN HEREON, TAKEN FROM JCC GIS; LOCATION IS APPROXIMATE AND HAS NOT BEEN FIELD VERIFIED BY THIS SURVEY.
8. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN FLOOD ZONES AE, AREA SUBJECT TO 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION DETERMINED, ELEV 40±; 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.
9. 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.
12. FORMER LOT 148 TO BE CONSIDERED A CONSERVATION AREA, PROHIBITING RESIDENTIAL CONSTRUCTION OR SIMILAR. SHED AND/OR LANDSCAPING IMPROVEMENTS MAY BE PERMITTED IN THIS AREA WHEN IN ACCORDANCE WITH THE JAMES CITY COUNTY FLOODPLAIN REGULATIONS AND CHESAPEAKE BAY PRESERVATION ORDINANCES.
13. ANY FUTURE DEVELOPMENT ON NEW LOT 149 MAY REQUIRE A JURISDICTIONAL WETLANDS DETERMINATION AND A SURVEYED DETERMINATION OF THE 100 YEAR FLOODPLAIN PER JAMES CITY COUNTY FLOODPLAIN REGULATIONS AND CHESAPEAKE BAY PRESERVATION ORDINANCES.
14. THE PROPERTY SHOWN HEREON IS SUBJECT TO PROFFERS AND THE FORD'S COLONY MASTER PLAN.

WATER AND SANITARY SEWER REMOVAL NOTES

THE WATER METER BOX AND WATER SERVICE LINE SHALL BE DISCONNECTED FROM THE WATER MAIN WHICH SHALL INVOLVE REMOVAL OF THE SERVICE SADDLE AND INSTALLING A FULL CIRCLE REPAIR BAND ON THE EXISTING WATER MAIN. THE FULL CIRCLE REPAIR BAND SHALL BE A HYMAX VERSA, AS MANUFACTURED BY KRAUSZ INDUSTRIES, L.T.S., OR APPROVED EQUAL AND SHALL BE RATED FOR A HIGH WORKING PRESSURE OF 232 PSI AND RATED PRESSURE OF 350 PSI; BODY TYPE SHALL BE TYPE 304 OR 316 STAINLESS STEEL. BOLTS AND NUTS SHALL BE TYPE 304 STAINLESS STEEL, AND THE REPAIR BAND ASSEMBLY SHALL MEET OR EXCEED AWWA C-219, AWWA C-227 AND NSF 61. A JCSA INSPECTOR IS TO INSPECT.

SEWER LATERAL ABANDONMENT IS TO BE DONE BY EITHER CUTTING THE LATERAL 2" FROM THE FACTORY WYE AND APPLYING A CAP ON THE LATERAL STUB OR APPLYING A 2 LF LINER INSIDE THE MAIN TO COVER THE LATERAL OPENING. A MINIMUM OF A ONE FOOT SECTION OF LATERAL IS TO BE REMOVED. THE LOW END OF THE ABANDONED LATERAL SHALL HAVE A GROUT PLUG OR THE SEWER MAY BE LINED TO COVER THE HOLE. THE STANDPIPE END OF THE ABANDONED LATERAL SHALL BE CUT DOWN TO 3" BELOW GRADE AND CAPPED. THE ABANDONED SECTION SHALL BE FILLED WITH FLOWABLE FILL. A JCSA INSPECTOR IS TO INSPECT.



VICINITY MAP SCALE 1"=2000'

LEGEND

- IRF= IRON ROD FOUND
S= SEWER MANHOLE
CO= SEWER CLEAN OUT
GM= GAS METER
WM= WATER METER
LP= LIGHT POLE
EP= EDGE OF PAVEMENT
RCP= REINFORCED CONCRETE PIPE
BSL= BUILDING SETBACK LINE

AREA TABULATION:

FORMER LOT 148 = 15,382 S.F. 0.3531 ACRES
FORMER LOT 149 = 15,444 S.F. 0.3545 ACRES
NEW LOT 149 = 30,826 S.F. 0.7076 ACRES

PROPERTY INFORMATION:

- LOT 149, SECTION XI-A (IMPROVED)
PARCEL ID 3810400149
PROPERTY ADDRESS 112 HEATHERY
ZONED R-4, PLANNED RESIDENTIAL DISTRICT
LOT 148, SECTION XI-A (UNIMPROVED)
PARCEL ID 3810400148
PROPERTY ADDRESS 114 HEATHERY
ZONED R-4, PLANNED RESIDENTIAL DISTRICT
BUILDING SETBACK (PER FORD'S COLONY)
FRONT = 30'
REAR = 25' OR 25% OF LOT DEPTH
SIDE = 5'

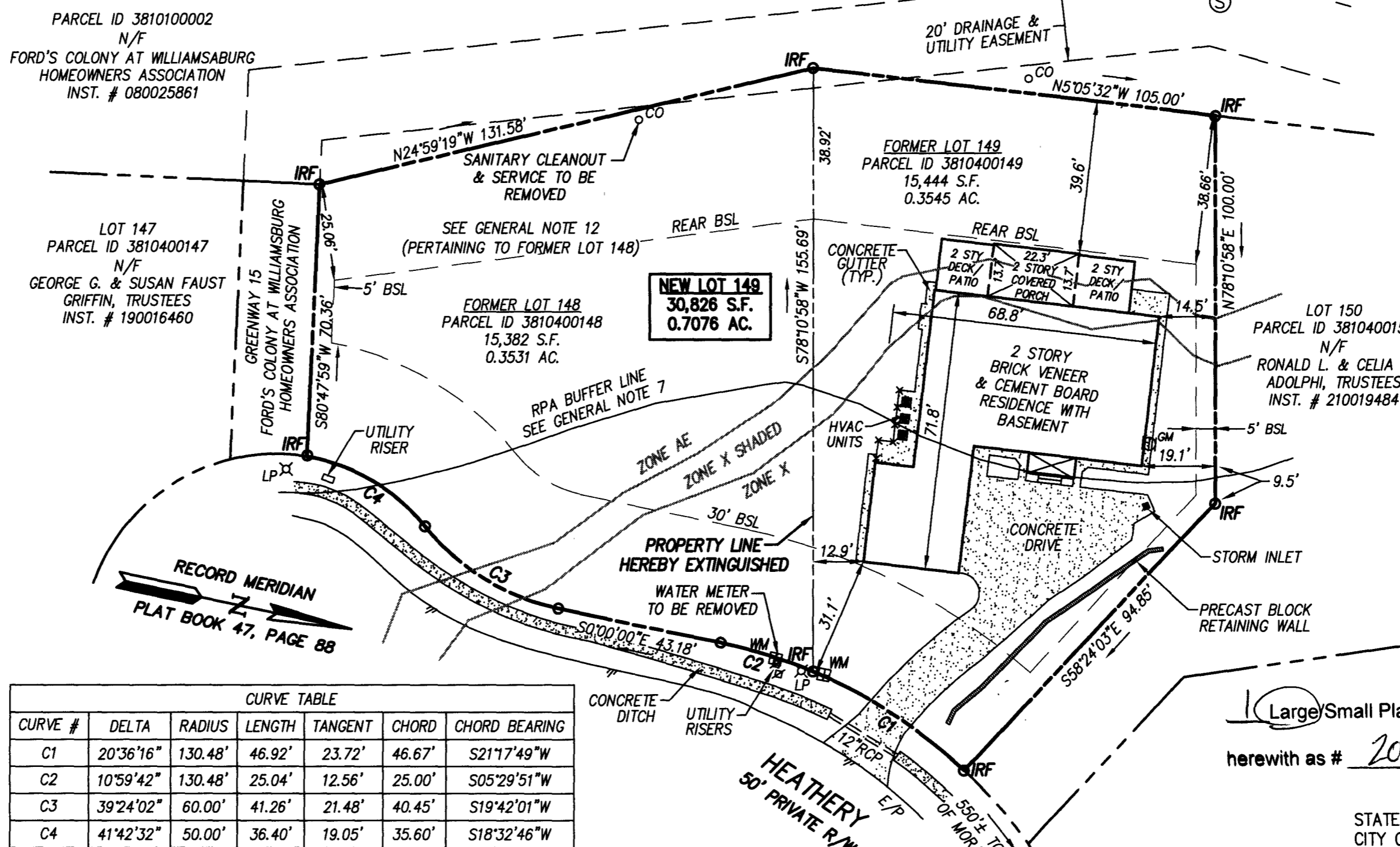
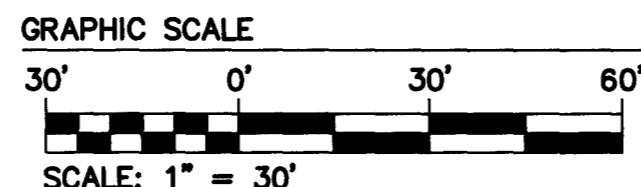


Table with 6 columns: CURVE #, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BEARING. Contains data for curves C1 through C4.



SURVEYOR'S CERTIFICATE

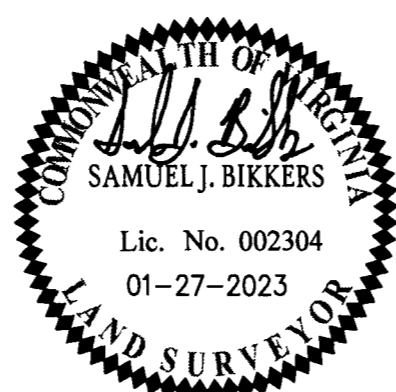
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Samuel J. Bickers, L.S. #002304
01/27/2023 DATE

Large/Small Plat(s) Recorded
herewith as # 202306425

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 26th DAY OF June, 2023 THE PLAT SHOWN
HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS @ 9:24 AM/ PM,
INSTRUMENT # 202306425
TESTE: MONA A. FOLEY, CLERK

Table with 4 columns: Rev, Date, Description, Revised By. Contains one entry for addressed JCC comments.



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188.

PLAT SHOWING PROPERTY LINE EXTINGUISHMENT BETWEEN LOTS 148 AND 149, SECTION XI-A FORD'S COLONY AT WILLIAMSBURG. PROPERTY STANDING IN THE NAME OF CYNTHIA M. ZANGARDI AND CARL V. ZANGARDI.

Project Contacts: SJB
Project Number: 26456
Scale: 1" = 30'
Date: 01-27-2023
Sheet Number: 1 OF 1